

# Tarrant Appraisal District Property Information | PDF Account Number: 40966631

### Address: 2408 GULF STREAM LN

City: ARLINGTON Georeference: 13572F-D-18 Subdivision: FANNIN FARM WEST ADDITION Neighborhood Code: 1M100F Latitude: 32.642694033 Longitude: -97.1473166751 TAD Map: 2108-352 MAPSCO: TAR-110E





This map, content, and location of property is provided by Google Services.

## **PROPERTY DATA**

### Legal Description: FANNIN FARM WEST ADDITION Block D Lot 18

### Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908)

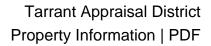
# State Code: A

Year Built: 2011 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40966631 Site Name: FANNIN FARM WEST ADDITION-D-18 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 3,037 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,403 Land Acres<sup>\*</sup>: 0.1469 Pool: N

#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

# **OWNER INFORMATION**





LAHEJI ABDUL WAHEED LAHEJI SADIQA

Primary Owner Address: 2408 GULF STREAM LN ARLINGTON, TX 76001 Deed Date: 3/20/2019 Deed Volume: Deed Page: Instrument: D219056722

Previous Owners	Date	Instrument	Deed Volume	Deed Page
XIAO JIANFEL	7/13/2011	D211168428	000000	0000000
MERITAGE HOMES OF TEXAS LLC	2/11/2011	D211038658	000000	0000000
DALMAC-SHELTON FANNIN FMS LTD	1/1/2005	000000000000000000000000000000000000000	000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$396,394	\$65,000	\$461,394	\$461,394
2023	\$384,409	\$65,000	\$449,409	\$425,099
2022	\$338,592	\$55,000	\$393,592	\$386,454
2021	\$296,322	\$55,000	\$351,322	\$351,322
2020	\$271,662	\$55,000	\$326,662	\$326,662

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

# **EXEMPTIONS / SPECIAL APPRAISAL**

### • HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.