



**Address:** [2616 PERKINS RD](#)  
**City:** ARLINGTON  
**Georeference:** 990--15R  
**Subdivision:** ARLINGTON SHORES  
**Neighborhood Code:** 1L050A

**Latitude:** 32.701463197  
**Longitude:** -97.2000101399  
**TAD Map:** 2090-376  
**MAPSCO:** TAR-094C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ARLINGTON SHORES Lot 15R  
1.04 ACRES

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** PEYCO SOUTHWEST REALTY INC (00506)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00080373

**Site Name:** ARLINGTON SHORES-15R

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 7,019

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 46,402

**Land Acres<sup>\*</sup>:** 1.0652

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

PHAM TUAN

**Primary Owner Address:**

4008 KINGSWICK DR  
ARLINGTON, TX 76016

**Deed Date:** 10/26/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218239015](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RMD PROPERTY, LLC	9/29/2017	<a href="#">D217226648</a>		
BURNS TIMOTHY	9/9/2015	<a href="#">D215206723</a>		
HOOVER E C JR;HOOVER LANNIE	6/26/1998	00133080000411	0013308	0000411
LEWIS CHRISTOPHER KYLE	10/17/1997	00129920000006	0012992	0000006
GUERRERO JEFF	10/23/1996	00125740001486	0012574	0001486
FRAMERS INC	4/26/1996	00123490002162	0012349	0002162
REITZ J B	12/31/1900	00000000000000	0000000	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 <sup>+</sup>
2025	\$1,101,785	\$211,215	\$1,313,000	\$1,313,000
2024	\$1,263,785	\$211,215	\$1,475,000	\$1,475,000
2023	\$1,203,785	\$211,215	\$1,415,000	\$1,415,000
2022	\$1,087,090	\$211,116	\$1,298,206	\$1,298,206
2021	\$850,466	\$211,116	\$1,061,582	\$1,061,582
2020	\$22,069	\$211,116	\$233,185	\$233,185

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.