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**Address:** [2318 PENNINGTON DR](#)  
**City:** ARLINGTON  
**Georeference:** 3604-6-22  
**Subdivision:** BRITANNIA GARDENS  
**Neighborhood Code:** 1S010J

**Latitude:** 32.6871070842  
**Longitude:** -97.0681809957  
**TAD Map:** 2132-368  
**MAPSCO:** TAR-098E



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

## PROPERTY DATA

**Legal Description:** BRITANNIA GARDENS Block 6  
Lot 22

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1981

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$292,083

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

**Site Number:** 00285099

**Site Name:** BRITANNIA GARDENS-6-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,807

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,200

**Land Acres<sup>\*</sup>:** 0.1652

**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:**

GRANADOS ANTHONY E MANZANO

**Primary Owner Address:**

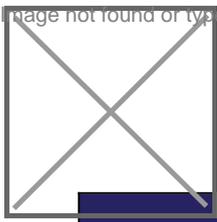
2318 PENNINGTON DR  
ARLINGTON, TX 76014

**Deed Date:** 6/23/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221183695](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARGROVE CHRISTOPHER A	10/12/2018	<a href="#">D218231772</a>		
CAMPOS SAUL;CAMPOS VELMA	9/29/2015	<a href="#">D215222521</a>		
RAMIREZ ARIANNA	9/3/2009	<a href="#">D209248385</a>	0000000	0000000
HUGHES RICHARD W	11/14/2008	<a href="#">D208433241</a>	0000000	0000000
WELLS FARGO BANK N A	12/4/2007	<a href="#">D207437801</a>	0000000	0000000
LEOS MARIBEL LOPEZ;LEOS VALENTIN	12/22/2004	<a href="#">D205007009</a>	0000000	0000000
LEOS VALENTIN	4/9/2003	00165970000151	0016597	0000151
SEC OF HUD	10/2/2002	00163250000027	0016325	0000027
CHASE MANHATTAN MORTGAGE CORP	10/1/2002	00160330000304	0016033	0000304
MCMILLIAN LEE S;MCMILLIAN NAKIA	8/25/2000	00145030000127	0014503	0000127
SIMMONS GERALD W	9/27/1996	00125350000250	0012535	0000250
PERSAD ESTHER ANITYA	12/31/1900	00000000000000	0000000	0000000

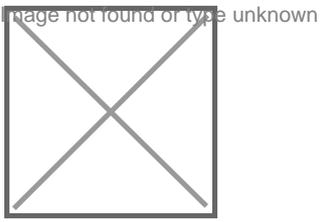
## VALUES

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*
2025	\$227,283	\$64,800	\$292,083	\$292,083
2024	\$227,283	\$64,800	\$292,083	\$287,366
2023	\$259,396	\$35,000	\$294,396	\$261,242
2022	\$202,493	\$35,000	\$237,493	\$237,493
2021	\$202,957	\$35,000	\$237,957	\$237,957
2020	\$168,924	\$35,000	\$203,924	\$203,924

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

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- 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.