



Address: [2609 WESTRIDGE DR](#)
City: ARLINGTON
Georeference: 18000-B-19-A
Subdivision: HIGH OAKS ESTATES-ARLINGTON
Neighborhood Code: 1X020J

Latitude: 32.7429549724
Longitude: -97.151868473
TAD Map: 2102-388
MAPSCO: TAR-081H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HIGH OAKS ESTATES-
ARLINGTON Block B Lot 19

Jurisdictions:

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

State Code: A

Year Built: 1972

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$453,906

Protest Deadline Date: 5/24/2024

Site Number: 01265571

Site Name: HIGH OAKS ESTATES-ARLINGTON-B-19-A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,004

Percent Complete: 100%

Land Sqft^{*}: 14,580

Land Acres^{*}: 0.3347

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HERNANDEZ BRIANA R

Primary Owner Address:

2609 WESTRIDGE DR
ARLINGTON, TX 76012-4842

Deed Date: 9/9/2019

Deed Volume:

Deed Page:

Instrument: 23166108019

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HERNANDEZ BRIANA R;HERNANDEZ GARETT M	5/8/2017	D217107397		
SAMANIE DONALD P JR	5/12/2010	D210117640	0000000	0000000
SAMANIE DONALD JR;SAMANIE LINDA	5/28/1987	00089600002383	0008960	0002383
ELLINGTON R T	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	\$369,326	\$84,580	\$453,906	\$453,906
2024	\$369,326	\$84,580	\$453,906	\$447,504
2023	\$328,840	\$84,580	\$413,420	\$391,140
2022	\$286,360	\$70,000	\$356,360	\$355,582
2021	\$315,271	\$20,000	\$335,271	\$323,256
2020	\$273,869	\$20,000	\$293,869	\$293,869

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.