



**Address:** [2406 CLEARWOOD DR](#)  
**City:** ARLINGTON  
**Georeference:** 18005-C-27  
**Subdivision:** HIGH PARK VILLAGE ADDITION  
**Neighborhood Code:** 1S010Q

**Latitude:** 32.7045658642  
**Longitude:** -97.0686136449  
**TAD Map:** 2132-376  
**MAPSCO:** TAR-084W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HIGH PARK VILLAGE  
ADDITION Block C Lot 27

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1979

**Personal Property Account:** N/A

**Agent:** MINH TRAN (X0038)

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

**Site Number:** 01267078

**Site Name:** HIGH PARK VILLAGE ADDITION-C-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,418

**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:**

TRAN BILLY

TRAN THAN NGUYEN

**Primary Owner Address:**

5405 HUNTER PARK CT  
ARLINGTON, TX 76017-3558

**Deed Date:** 8/26/2004

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D204269638](#)

| Previous Owners                  | Date       | Instrument     | Deed Volume | Deed Page |
|----------------------------------|------------|----------------|-------------|-----------|
| GATTO DANA J;GATTO NELSON A      | 10/15/2001 | 00166710000017 | 0016671     | 0000017   |
| GARDELLA MONICA;GARDELLA WILLIAM | 8/29/1997  | 00128910000489 | 0012891     | 0000489   |
| BROWN JOAN ELIZABETH             | 10/12/1988 | 00094110000894 | 0009411     | 0000894   |
| CITY FEDERAL SAVINGS BANK        | 6/7/1988   | 00092980001799 | 0009298     | 0001799   |
| HERRERA JUDITH;HERRERA RAYMOND   | 5/1/1984   | 00078150000672 | 0007815     | 0000672   |
| FRANK D TINCUP                   | 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 | \$172,200          | \$64,800    | \$237,000    | \$237,000                    |
| 2024 | \$189,838          | \$64,800    | \$254,638    | \$254,638                    |
| 2023 | \$200,482          | \$40,000    | \$240,482    | \$240,482                    |
| 2022 | \$161,352          | \$40,000    | \$201,352    | \$201,352                    |
| 2021 | \$70,000           | \$40,000    | \$110,000    | \$110,000                    |
| 2020 | \$70,000           | \$40,000    | \$110,000    | \$110,000                    |

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

There are no exemptions for this property

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.