



Address: [2309 CANYONWOOD DR](#)
City: ARLINGTON
Georeference: 18525-1-5
Subdivision: HILLVALLEY ESTATES
Neighborhood Code: 1X110B

Latitude: 32.7730429108
Longitude: -97.1267692952
TAD Map: 2114-400
MAPSCO: TAR-068Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HILLVALLEY ESTATES Block 1
Lot 5

Jurisdictions:

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

State Code: A

Year Built: 1980

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$355,341

Protest Deadline Date: 5/24/2024

Site Number: 01305875

Site Name: HILLVALLEY ESTATES-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,784

Percent Complete: 100%

Land Sqft^{*}: 17,280

Land Acres^{*}: 0.3966

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

EVERTS SUNI PAK

Primary Owner Address:

2309 CANYONWOOD DR
ARLINGTON, TX 76012-5504

Deed Date: 6/10/1993

Deed Volume: 0011114

Deed Page: 0001314

Instrument: 00111140001314

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EVERTS JERRY;EVERTS SUN I	10/28/1991	00104310001838	0010431	0001838
WEBB BOB D;WEBB MARY E	7/7/1989	00096520001275	0009652	0001275
WEBB BOB D	8/27/1985	00082890000959	0008289	0000959

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	\$280,341	\$75,000	\$355,341	\$337,128
2024	\$280,341	\$75,000	\$355,341	\$306,480
2023	\$282,738	\$75,000	\$357,738	\$278,618
2022	\$217,028	\$75,000	\$292,028	\$253,289
2021	\$160,677	\$75,000	\$235,677	\$230,263
2020	\$162,017	\$75,000	\$237,017	\$209,330

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.