



Address: [2412 KLINGER RD](#)
City: ARLINGTON
Georeference: 23080-1-4
Subdivision: LAGUNA VISTA ESTATES ADDITION
Neighborhood Code: 1L070T

Latitude: 32.7044142269
Longitude: -97.19587718
TAD Map: 2090-376
MAPSCO: TAR-080Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAGUNA VISTA ESTATES
ADDITION Block 1 Lot 4

Jurisdictions:

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

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Protest Deadline Date: 5/24/2024

Site Number: 01519891
Site Name: LAGUNA VISTA ESTATES ADDITION-1-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,066
Percent Complete: 100%
Land Sqft^{*}: 18,334
Land Acres^{*}: 0.4208
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:

HEDLUND MICHAEL D

HEDLUND MARY P

Primary Owner Address:

2412 KLINGER RD
ARLINGTON, TX 76016-1143

Deed Date: 7/26/1990
Deed Volume: 0010000
Deed Page: 0000927
Instrument: 00100000000927

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEDLUND MICHAEL D;HEDLUND SHIRLE	8/29/1984	00079360001565	0007936	0001565
PAUL LINDBLAD CONSTR CO INC	3/6/1984	00077610001306	0007761	0001306



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	\$239,443	\$85,000	\$324,443	\$324,443
2024	\$239,443	\$85,000	\$324,443	\$324,443
2023	\$233,081	\$85,000	\$318,081	\$298,144
2022	\$225,640	\$85,000	\$310,640	\$271,040
2021	\$195,000	\$85,000	\$280,000	\$246,400
2020	\$139,000	\$85,000	\$224,000	\$224,000

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

- 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.