



Address: [2401 KLINGER RD](#)
City: ARLINGTON
Georeference: 23080-2-1
Subdivision: LAGUNA VISTA ESTATES ADDITION
Neighborhood Code: 1L070T

Latitude: 32.7051598496
Longitude: -97.1947582107
TAD Map: 2090-376
MAPSCO: TAR-080Z



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 2 Lot 1

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$577,797

Protest Deadline Date: 5/24/2024

Site Number: 01520032

Site Name: LAGUNA VISTA ESTATES ADDITION-2-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,459

Percent Complete: 100%

Land Sqft^{*}: 21,168

Land Acres^{*}: 0.4859

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:

DAUGHERTY ANDREW
DAUGHERTY AMBER

Primary Owner Address:

2401 KLINGER RD
ARLINGTON, TX 76016

Deed Date: 12/15/2021

Deed Volume:

Deed Page:

Instrument: [D221366007](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| WENDELL ETHEL ANN EST | 5/2/2009 | D209134481 | 0000000 | 0000000 |
| WENDELL ETHEL ANN | 12/31/1998 | 00137250000157 | 0013725 | 0000157 |
| WENDELL ETHEL A;WENDELL MICHELLE A | 7/31/1989 | 00096580001083 | 0009658 | 0001083 |
| WENDELL ETHEL ANN;WENDELL WARREN M | 8/1/1983 | 00075710001556 | 0007571 | 0001556 |
| NATHAN BROGIN | 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 | \$381,000 | \$85,000 | \$466,000 | \$457,694 |
| 2024 | \$310,000 | \$85,000 | \$395,000 | \$395,000 |
| 2023 | \$443,000 | \$85,000 | \$528,000 | \$528,000 |
| 2022 | \$301,611 | \$85,000 | \$386,611 | \$386,611 |
| 2021 | \$293,924 | \$85,000 | \$378,924 | \$353,306 |
| 2020 | \$236,187 | \$85,000 | \$321,187 | \$321,187 |

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.