



Address: [2405 KLINGER RD](#)
City: ARLINGTON
Georeference: 23080-2-2
Subdivision: LAGUNA VISTA ESTATES ADDITION
Neighborhood Code: 1L070T

Latitude: 32.704856287
Longitude: -97.1947478579
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 2

Jurisdictions:

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

State Code: A

Year Built: 1977

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$421,041

Protest Deadline Date: 5/24/2024

Site Number: 01520040

Site Name: LAGUNA VISTA ESTATES ADDITION-2-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,973

Percent Complete: 100%

Land Sqft^{*}: 8,989

Land Acres^{*}: 0.2063

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:

BUSTOS STEVEN P
BUSTOS ERICA L

Primary Owner Address:

2405 KLINGER RD
ARLINGTON, TX 76016

Deed Date: 7/31/2014

Deed Volume:

Deed Page:

Instrument: [D214166212](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NICOL JAMES D;NICOL MARSHA J	3/25/1994	00115170002111	0011517	0002111
VAIL ROBERT SR	12/31/1900	000000000000000	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	\$336,041	\$85,000	\$421,041	\$421,041
2024	\$336,041	\$85,000	\$421,041	\$419,923
2023	\$403,105	\$85,000	\$488,105	\$381,748
2022	\$262,044	\$85,000	\$347,044	\$347,044
2021	\$235,847	\$85,000	\$320,847	\$320,847
2020	\$188,148	\$85,000	\$273,148	\$273,148

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.