



**Address:** [2503 PERKINS RD](#)  
**City:** ARLINGTON  
**Georeference:** 23080-4-18  
**Subdivision:** LAGUNA VISTA ESTATES ADDITION  
**Neighborhood Code:** 1L070T

**Latitude:** 32.7037014944  
**Longitude:** -97.1987051811  
**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 4 Lot 18

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 01520628

**Site Name:** LAGUNA VISTA ESTATES ADDITION-4-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,912

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,826

**Land Acres<sup>\*</sup>:** 0.3633

**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:**

HART EDWARD A

HART MARY B

**Primary Owner Address:**

2503 PERKINS RD  
ARLINGTON, TX 76016-1031

**Deed Date:** 5/5/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204193076](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STONEWOOD CORPORATION	5/5/2004	<a href="#">D204155651</a>	0000000	0000000
ROCK FOREST INC	4/27/2001	<a href="#">D201100031</a>	0000000	0000000
SITTLER LIVING TRUST	1/4/2001	00147810000424	0014781	0000424
SITTLER B LYNN	11/24/1996	00000000000000	0000000	0000000
SITTLER GEORGE C	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	\$304,385	\$106,250	\$410,635	\$410,635
2024	\$385,750	\$106,250	\$492,000	\$492,000
2023	\$463,258	\$106,250	\$569,508	\$451,857
2022	\$308,750	\$106,250	\$415,000	\$410,779
2021	\$267,185	\$106,250	\$373,435	\$373,435
2020	\$233,541	\$106,250	\$339,791	\$339,791

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)
- DISABLED VET 10 to 29 PCT 11.22
- SOLAR & WIND POWERED DEVICES 11.27

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.