



Address: [2309 PERRYLAND DR](#)
City: ARLINGTON
Georeference: 23370-16-5
Subdivision: LAKEWOOD ADDITION-ARLINGTON
Neighborhood Code: 1C210F

Latitude: 32.7137514543
Longitude: -97.1453334461
TAD Map: 2108-380
MAPSCO: TAR-082S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKEWOOD ADDITION-
ARLINGTON Block 16 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: 1973

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$323,000

Protest Deadline Date: 5/24/2024

Site Number: 01572598

Site Name: LAKEWOOD ADDITION-ARLINGTON-16-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,540

Percent Complete: 100%

Land Sqft^{*}: 10,960

Land Acres^{*}: 0.2516

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:

SMERAGLIUOLO MELANIE SUE
SMERAGLIUOLO DAMIAN JR

Primary Owner Address:

2309 PERRYLAND DR
ARLINGTON, TX 76013

Deed Date: 2/27/2025

Deed Volume:

Deed Page:

Instrument: [D225041350](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFR TEXAS ACQUISITIONS 3 LLC	8/16/2022	D222205371		
LILLEY ANGELA H	12/22/2008	D208468013	0000000	0000000
CLEVELAND JUNE I EST	4/28/2004	D204134801	0000000	0000000
VAN HEEL HOLLY R;VAN HEEL JOHN R	6/2/2000	00143700000469	0014370	0000469
LEWIS JAMES L	12/31/1900	00074220000943	0007422	0000943
LEWIS JOYCE M	12/30/1900	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	\$199,615	\$75,000	\$274,615	\$274,615
2024	\$248,000	\$75,000	\$323,000	\$323,000
2023	\$302,100	\$60,000	\$362,100	\$362,100
2022	\$192,000	\$30,000	\$222,000	\$222,000
2021	\$192,000	\$30,000	\$222,000	\$222,000
2020	\$216,000	\$30,000	\$246,000	\$246,000

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.