



**Address:** [2709 LUCAS DR](#)  
**City:** ARLINGTON  
**Georeference:** 24405-3-9  
**Subdivision:** LUCAS PARK ADDITION  
**Neighborhood Code:** 1L030H

**Latitude:** 32.7013452557  
**Longitude:** -97.1468086109  
**TAD Map:** 2108-376  
**MAPSCO:** TAR-096A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LUCAS PARK ADDITION Block 3  
Lot 9

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$266,863

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

**Site Number:** 01617222

**Site Name:** LUCAS PARK ADDITION-3-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,407

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,992

**Land Acres<sup>\*</sup>:** 0.1834

**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:**

DEBAUN JANET B

**Primary Owner Address:**

2709 LUCAS DR  
ARLINGTON, TX 76015

**Deed Date:** 8/13/2012

**Deed Volume:**

**Deed Page:**

**Instrument:** 231-517181-12

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HODGE JANET D	12/11/2009	000000000000000	0000000	0000000
DEBAUN JANET L	3/27/1998	00131460000354	0013146	0000354
DEBAUN DAVID R;DEBAUN JANET L	9/15/1988	00093850000481	0009385	0000481
SECRETARY OF HUD	8/13/1987	00090480001786	0009048	0001786
FARM & HOME SAVINGS ASSN	6/2/1987	00089620000404	0008962	0000404
WEST DIXIE L;WEST JAMES D	4/19/1984	00078040001233	0007804	0001233
WESTDALE BUILDERS INC	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 <sup>+</sup>
2025	\$209,871	\$56,992	\$266,863	\$266,863
2024	\$209,871	\$56,992	\$266,863	\$263,855
2023	\$209,732	\$45,000	\$254,732	\$239,868
2022	\$195,037	\$45,000	\$240,037	\$218,062
2021	\$179,000	\$40,000	\$219,000	\$198,238
2020	\$153,726	\$40,000	\$193,726	\$180,216

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.