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Tarrant Appraisal District  
Property Information | PDF  
**Account Number: 01617613**

**Address:** [2323 LUCAS DR](#)  
**City:** ARLINGTON  
**Georeference:** 24405-5-11  
**Subdivision:** LUCAS PARK ADDITION  
**Neighborhood Code:** 1L030H

**Latitude:** 32.7025591259  
**Longitude:** -97.146099409  
**TAD Map:** 2108-376  
**MAPSCO:** TAR-096A



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

## PROPERTY DATA

**Legal Description:** LUCAS PARK ADDITION Block 5  
Lot 11

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1981

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01617613

**Site Name:** LUCAS PARK ADDITION-5-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,750

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,325

**Land Acres<sup>\*</sup>:** 0.1911

**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:**

KENNEDY BARBARA GUNDERMANN  
KENNEDY FRED CHARLES III

**Primary Owner Address:**

2323 LUCAS DR  
ARLINGTON, TX 76015

**Deed Date:** 2/18/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220040229](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY J LLC	10/30/2019	<a href="#">D219251205</a>		
TRUSHEIM CHRISTIAN	9/28/2017	<a href="#">D217230973</a>		
TRUSHEIM JAMES;TRUSHEIM JESSICA F	2/27/2006	<a href="#">D206061630</a>	0000000	0000000
TRUSHEIM JAMES PATRICK	12/21/2004	<a href="#">D204392008</a>	0000000	0000000
TRUSHEIM JAMES P;TRUSHEIM NADINE	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	\$214,365	\$57,325	\$271,690	\$271,690
2024	\$214,365	\$57,325	\$271,690	\$271,690
2023	\$245,082	\$45,000	\$290,082	\$269,961
2022	\$200,419	\$45,000	\$245,419	\$245,419
2021	\$202,607	\$40,000	\$242,607	\$242,607
2020	\$167,654	\$40,000	\$207,654	\$207,654

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.