



Address: [2708 SUNSET LN](#)
City: DALWORTHINGTON GARDENS
Georeference: 24590--5
Subdivision: MADDOX, JAMES E SUBDIVISION
Neighborhood Code: 1L080I

Latitude: 32.6950377463
Longitude: -97.1534584594
TAD Map: 2102-372
MAPSCO: TAR-095D



Google Map or type unknown

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

PROPERTY DATA

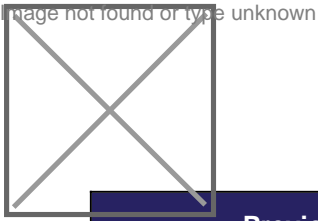
Legal Description: MADDOX, JAMES E
SUBDIVISION Lot 5
Jurisdictions:
DALWORTHINGTON GARDENS (007)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)
State Code: A
Year Built: 1976
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$488,151
Protest Deadline Date: 5/24/2024

Site Number: 01620916
Site Name: MADDOX, JAMES E SUBDIVISION-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,618
Percent Complete: 100%
Land Sqft^{*}: 43,516
Land Acres^{*}: 0.9990
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:
WATKINS CLARENCE EARL
Primary Owner Address:
2708 SUNSET LN
ARLINGTON, TX 76016-5925
Deed Date: 7/15/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATKINS ALICE;WATKINS CLARENCE	2/22/1973	00054060000431	0005406	0000431
WATKINS CLARENCE E	12/31/1900	0000000000000000	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	\$318,321	\$169,830	\$488,151	\$385,697
2024	\$318,321	\$169,830	\$488,151	\$350,634
2023	\$181,789	\$169,830	\$351,619	\$318,758
2022	\$174,329	\$149,850	\$324,179	\$289,780
2021	\$124,553	\$149,850	\$274,403	\$263,436
2020	\$120,913	\$149,850	\$270,763	\$239,487

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 100 PCT 11.131

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.