



**Address:** [2308 SUNSET LN](#)  
**City:** ARLINGTON  
**Georeference:** 26498-5-11  
**Subdivision:** MONTIE'S RANCHETTES SUB  
**Neighborhood Code:** 1L030I

**Latitude:** 32.6951170343  
**Longitude:** -97.147377429  
**TAD Map:** 2108-372  
**MAPSCO:** TAR-096A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MONTIE'S RANCHETTES SUB  
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:** 1975  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01798162  
**Site Name:** MONTIE'S RANCHETTES SUB-5-11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,729  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,265  
**Land Acres<sup>\*</sup>:** 0.2126  
**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:**  
SALMON ADAM JULIAN  
**Primary Owner Address:**  
4602 SANDY OAK CT  
ARLINGTON, TX 76016

**Deed Date:** 3/13/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220061190](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARRETT VIRGIL W	6/25/2014	142-14-088109		
GARRETT DEBRA E;GARRETT VIRGIL W	1/29/1999	00136390000040	0013639	0000040
LIN KOU LAUNG	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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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	\$173,741	\$55,000	\$228,741	\$228,741
2024	\$220,094	\$55,000	\$275,094	\$275,094
2023	\$222,059	\$55,000	\$277,059	\$277,059
2022	\$185,347	\$55,000	\$240,347	\$240,347
2021	\$202,432	\$20,000	\$222,432	\$222,432
2020	\$181,173	\$20,000	\$201,173	\$177,317

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

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There are no exemptions for this property

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.