



Address: [2408 N PLEASANT CIR](#)
City: ARLINGTON
Georeference: 32650-1-4
Subdivision: PLEASANT RIDGE ACRES ADDITION
Neighborhood Code: 1L030R

Latitude: 32.6813444563
Longitude: -97.1479770222
TAD Map: 2108-368
MAPSCO: TAR-096J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PLEASANT RIDGE ACRES
ADDITION Block 1 Lot 4

Jurisdictions:

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

State Code: A

Year Built: 1972

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$322,020

Protest Deadline Date: 5/24/2024

Site Number: 02227762

Site Name: PLEASANT RIDGE ACRES ADDITION-1-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,980

Percent Complete: 100%

Land Sqft^{*}: 29,620

Land Acres^{*}: 0.6800

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:

MCCOWN RUTH V

Primary Owner Address:

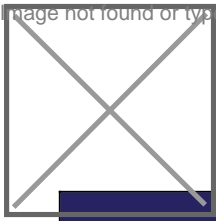
2408 PLEASANT CIR N
ARLINGTON, TX 76015

Deed Date: 3/26/2015

Deed Volume:

Deed Page:

Instrument: [D215060641](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCOWN FRANK D EST;MCCOWN RUTH V	12/29/1994	00118350000843	0011835	0000843
MCCOWN RUTH	9/22/1983	00076210001038	0007621	0001038
EUGENE SNELLING	12/31/1900	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	\$233,299	\$88,721	\$322,020	\$299,030
2024	\$233,299	\$88,721	\$322,020	\$271,845
2023	\$237,414	\$88,721	\$326,135	\$247,132
2022	\$157,817	\$66,848	\$224,665	\$224,665
2021	\$160,507	\$51,000	\$211,507	\$211,507
2020	\$204,511	\$51,000	\$255,511	\$248,832

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.