



Address: [2409 N PLEASANT CIR](#)
City: ARLINGTON
Georeference: 32650-2-16
Subdivision: PLEASANT RIDGE ACRES ADDITION
Neighborhood Code: 1L030R

Latitude: 32.6820845211
Longitude: -97.1470951139
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 2 Lot 16

Jurisdictions:

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

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,144,444

Protest Deadline Date: 5/24/2024

Site Number: 02227967

Site Name: PLEASANT RIDGE ACRES ADDITION-2-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 7,306

Percent Complete: 100%

Land Sqft^{*}: 84,942

Land Acres^{*}: 1.9500

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MCKISSIC WILLIAM SR
MCKISSIC VERA

Primary Owner Address:

2409 N PLEASANT CIR
ARLINGTON, TX 76015-4023

Deed Date: 8/30/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206278776](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAUTA D TRAYEN;BAUTA KRZYSZTOF T	5/31/2006	D206166072	0000000	0000000
CRUSADERS OF THE DIVINE MERCY	11/2/2005	D205330247	0000000	0000000
BAUTA D B TRAYEN;BAUTA KRZYSZTOF	9/9/2003	D203349749	0017211	0000159
GUINN STEPHEN	3/30/2000	00142860000360	0014286	0000360
CAIN V LEE	1/14/1999	00136520000463	0013652	0000463
CAIN ALLIE M EST	11/6/1986	00000000000000	0000000	0000000
CAIN ALLIE;CAIN G C	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	\$958,910	\$185,534	\$1,144,444	\$1,040,126
2024	\$958,910	\$185,534	\$1,144,444	\$945,569
2023	\$784,347	\$185,534	\$969,881	\$859,608
2022	\$631,327	\$150,135	\$781,462	\$781,462
2021	\$634,241	\$146,250	\$780,491	\$780,491
2020	\$637,154	\$146,250	\$783,404	\$783,404

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.