



Address: [809 NEW YORK AVE](#)
City: ARLINGTON
Georeference: 34265-8-5
Subdivision: RIDGE TERRACE ADDITION
Neighborhood Code: 1C010I

Latitude: 32.7254073124
Longitude: -97.0799709037
TAD Map: 2126-384
MAPSCO: TAR-083R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGE TERRACE ADDITION
Block 8 Lot 5

Jurisdictions:

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

State Code: A

Year Built: 1955

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$194,237

Protest Deadline Date: 5/24/2024

Site Number: 02390272

Site Name: RIDGE TERRACE ADDITION-8-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,143

Percent Complete: 100%

Land Sqft^{*}: 7,800

Land Acres^{*}: 0.1790

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:

KONI CONNECTION LLC

Primary Owner Address:

2310 N HENDERSON AVE 1741
DALLAS, TX 75206

Deed Date: 7/31/2024

Deed Volume:

Deed Page:

Instrument: [D224138221](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUNNER NATHAN D	5/10/2021	D221137642		
DROUIN RONALD	10/23/2003	D203411994	0000000	0000000
MAGGIORE ROBIN	8/1/2003	D203386253	0000000	0000000
REYNOLDS CHARLES	1/1/1982	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	\$134,311	\$40,000	\$174,311	\$174,311
2024	\$154,237	\$40,000	\$194,237	\$194,237
2023	\$143,000	\$40,000	\$183,000	\$183,000
2022	\$110,005	\$30,000	\$140,005	\$140,005
2021	\$110,005	\$30,000	\$140,005	\$140,005
2020	\$77,740	\$30,000	\$107,740	\$107,740

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

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.