



**Address:** [2625 RIVERCREST DR](#)  
**City:** ARLINGTON  
**Georeference:** 34515-2-2  
**Subdivision:** RIVER OAKS ADDITION (ARLINGTON  
**Neighborhood Code:** 1X120A

**Latitude:** 32.7814841627  
**Longitude:** -97.1094287263  
**TAD Map:** 2120-404  
**MAPSCO:** TAR-069J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIVER OAKS ADDITION  
(ARLINGTON Block 2 Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$368,465

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02459574

**Site Name:** RIVER OAKS ADDITION (ARLINGTON-2-2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,526

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,120

**Land Acres<sup>\*</sup>:** 0.2093

**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:**

SUMRALL EMILY M

**Primary Owner Address:**

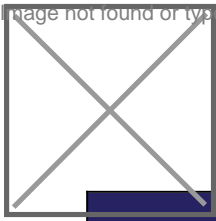
2625 RIVERCREST DR  
ARLINGTON, TX 76006

**Deed Date:** 9/9/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214202397](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOWLING JOHN S;BOWLING PATRICIA	6/16/1987	00089810000583	0008981	0000583
BIVIN HELEN FERN	3/12/1985	00081150001176	0008115	0001176
JAMES R BIVIN	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 <sup>+</sup>
2025	\$278,726	\$75,000	\$353,726	\$353,726
2024	\$293,465	\$75,000	\$368,465	\$339,405
2023	\$280,936	\$75,000	\$355,936	\$308,550
2022	\$236,817	\$75,000	\$311,817	\$280,500
2021	\$180,000	\$75,000	\$255,000	\$255,000
2020	\$180,000	\$75,000	\$255,000	\$255,000

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.