



Address: [2601 SUNLIGHT DR](#)
City: ARLINGTON
Georeference: 34515-4-17
Subdivision: RIVER OAKS ADDITION (ARLINGTON
Neighborhood Code: 1X120A

Latitude: 32.777666499
Longitude: -97.1110134747
TAD Map: 2114-404
MAPSCO: TAR-069N



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 4 Lot 17

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

State Code: A
Year Built: 1997
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$588,173
Protest Deadline Date: 5/24/2024

Site Number: 02460173
Site Name: RIVER OAKS ADDITION (ARLINGTON-4-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,160
Percent Complete: 100%
Land Sqft^{*}: 15,333
Land Acres^{*}: 0.3519
Pool: Y

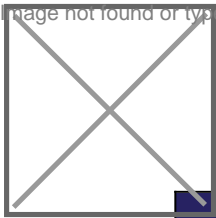
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
RABIEE ALI
RABIEE MINOO
Primary Owner Address:
2601 SUNLIGHT DR
ARLINGTON, TX 76006-3634

Deed Date: 12/31/1997
Deed Volume: 0013032
Deed Page: 0000062
Instrument: 00130320000062



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPENCER JANICE L	4/4/1997	00127370000184	0012737	0000184
CARDENAS EVARISTO O	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	\$513,173	\$75,000	\$588,173	\$525,611
2024	\$513,173	\$75,000	\$588,173	\$477,828
2023	\$479,262	\$75,000	\$554,262	\$434,389
2022	\$390,788	\$75,000	\$465,788	\$394,899
2021	\$283,999	\$75,000	\$358,999	\$358,999
2020	\$284,000	\$75,000	\$359,000	\$359,000

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.