



Address: [2634 SUNLIGHT DR](#)
City: ARLINGTON
Georeference: 34515-6-22
Subdivision: RIVER OAKS ADDITION (ARLINGTON
Neighborhood Code: 1X120A

Latitude: 32.7807453393
Longitude: -97.1119177429
TAD Map: 2114-404
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 6 Lot 22

Jurisdictions:

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

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$405,666

Protest Deadline Date: 5/24/2024

Site Number: 02460777

Site Name: RIVER OAKS ADDITION (ARLINGTON-6-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,155

Percent Complete: 100%

Land Sqft^{*}: 10,710

Land Acres^{*}: 0.2458

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:

GUZMAN GINO
GUZMAN TIFFANY

Primary Owner Address:

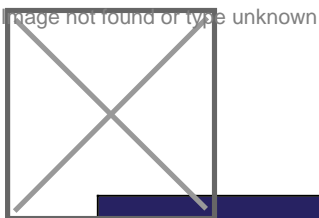
2634 SUNLIGHT DR
ARLINGTON, TX 76006-3633

Deed Date: 7/3/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
YOWELL JOHN;YOWELL KIMBERLY	11/24/1993	00113520002068	0011352	0002068
WOOD KEITH WOOD;WOOD PAUL JR	2/18/1993	00109590001531	0010959	0001531
WOOD PAUL D ETAL JR	5/22/1992	00000000000000	0000000	0000000
WOOD PAUL D EST	10/9/1987	00094970000027	0009497	0000027
WOOD NELLIE R;WOOD PAUL D	3/25/1985	00081270001585	0008127	0001585
COLONIAL WOOD ARABIANS TR	8/2/1984	00107450000189	0010745	0000189
LEE EDWARD R	8/1/1984	00000000000000	0000000	0000000
LEE EDWARD R	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	\$330,666	\$75,000	\$405,666	\$405,666
2024	\$330,666	\$75,000	\$405,666	\$403,289
2023	\$310,651	\$75,000	\$385,651	\$366,626
2022	\$264,650	\$75,000	\$339,650	\$333,296
2021	\$227,996	\$75,000	\$302,996	\$302,996
2020	\$216,321	\$75,000	\$291,321	\$284,350

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.