



Address: [2304 ST CLAIRE DR](#)
City: ARLINGTON
Georeference: 37110-C-2
Subdivision: SAINT CLAIRE WOODS ADDITION
Neighborhood Code: 1X020H

Latitude: 32.7523627959
Longitude: -97.1443774729
TAD Map: 2108-392
MAPSCO: TAR-082A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SAINT CLAIRE WOODS
ADDITION Block C 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: 1969

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02659859

Site Name: SAINT CLAIRE WOODS ADDITION-C-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,586

Percent Complete: 100%

Land Sqft^{*}: 8,040

Land Acres^{*}: 0.1845

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:

TRINITY COZY HOMES LLC

Primary Owner Address:

7528 FRANKIE B ST
NORTH RICHLAND HILLS, TX 76182

Deed Date: 2/12/2025

Deed Volume:

Deed Page:

Instrument: [D225049769](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARRELL JANIS M ESTATE	10/17/2003	D203392437	0000000	0000000
TAYLOR LORI B;TAYLOR STEPHEN H	1/20/1999	00136270000113	0013627	0000113
TAYLOR JANE D	11/15/1990	000000000000000	0000000	0000000
TAYLOR JUNE D;TAYLOR WILLIAM S	12/31/1900	00047530000321	0004753	0000321

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	\$211,725	\$70,000	\$281,725	\$281,725
2024	\$211,725	\$70,000	\$281,725	\$281,725
2023	\$218,415	\$70,000	\$288,415	\$288,415
2022	\$165,541	\$70,000	\$235,541	\$235,541
2021	\$156,177	\$45,000	\$201,177	\$201,177
2020	\$174,217	\$45,000	\$219,217	\$216,058

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.