



**Address:** [2519 SMOULDERING WOOD DR](#)  
**City:** ARLINGTON  
**Georeference:** 39170-B-30  
**Subdivision:** SMOKERISE ADDITION  
**Neighborhood Code:** 1L070Y

**Latitude:** 32.7028956036  
**Longitude:** -97.1914340428  
**TAD Map:** 2090-376  
**MAPSCO:** TAR-094D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SMOKERISE ADDITION Block B  
Lot 30

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

**State Code:** A  
**Year Built:** 1977  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$300,439  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02785358  
**Site Name:** SMOKERISE ADDITION-B-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,714  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,171  
**Land Acres<sup>\*</sup>:** 0.1646  
**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:**  
FRANCIS SETH  
FRANCIS STEPHANIE  
**Primary Owner Address:**  
2519 SMOULDERING WOOD  
ARLINGTON, TX 76016

**Deed Date:** 1/31/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225016960](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AYOUB MADELINE;JEANETTE E AYOUB REVOCABLE LIVING TRUST	11/20/2018	<a href="#">D218257453</a>		
AYOUB MADELINE	5/5/2009	<a href="#">D209146034</a>	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	3/3/2009	<a href="#">D209064567</a>	0000000	0000000
WILSON DEMETRIUS;WILSON TARYN	4/29/2005	<a href="#">D205128283</a>	0000000	0000000
CROUCH KATHRYN D	7/31/2002	00158720000234	0015872	0000234
GOODMAN ANTHONY	11/22/2000	00146300000027	0014630	0000027
WILLIAMS BONNY	5/13/1999	00138850000272	0013885	0000272
BATSON NORMA LEE	5/12/1999	00138850000271	0013885	0000271
BATSON J D EST;BATSON NORMA L	3/3/1987	00088820002377	0008882	0002377
FEREBEE DAVID	9/29/1986	00086980001793	0008698	0001793
BATSON JACK D;BATSON NORMA L	12/27/1985	00084180000403	0008418	0000403
DON & CYNTHIA M WERNER	9/1/1982	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 <sup>+</sup>
2025	\$244,268	\$56,171	\$300,439	\$300,439
2024	\$244,268	\$56,171	\$300,439	\$300,439
2023	\$224,634	\$50,000	\$274,634	\$274,634
2022	\$208,280	\$50,000	\$258,280	\$258,280
2021	\$151,000	\$45,000	\$196,000	\$196,000
2020	\$151,000	\$45,000	\$196,000	\$196,000

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

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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.