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**Address:** [2312 CHARRED WOOD DR](#)  
**City:** ARLINGTON  
**Georeference:** 39170-G-1  
**Subdivision:** SMOKERISE ADDITION  
**Neighborhood Code:** 1L070Y

**Latitude:** 32.7068736296  
**Longitude:** -97.1933157587  
**TAD Map:** 2090-376  
**MAPSCO:** TAR-080Z



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

## PROPERTY DATA

**Legal Description:** SMOKERISE ADDITION Block G  
Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1976

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02786540

**Site Name:** SMOKERISE ADDITION-G-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,788

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,526

**Land Acres<sup>\*</sup>:** 0.1727

**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:**

CUNNINGHAM JAIMEE

**Primary Owner Address:**

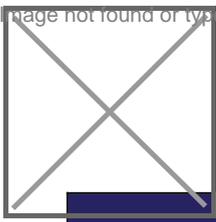
2312 CHARRED WOOD DR  
ARLINGTON, TX 76016

**Deed Date:** 11/18/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221341086](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN THU	5/6/2021	<a href="#">D221130434</a>		
BARGER JENNIFER L	11/7/2017	M217014709		
HEADLEE JENNIFER	4/3/2014	325-550144-14		
HEADLEE JENNIFER;HEADLEE SEAN EST	6/8/2006	<a href="#">D206187791</a>	0000000	0000000
KINKADE BERNARD C JR	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	\$320,842	\$56,526	\$377,368	\$377,368
2024	\$320,842	\$56,526	\$377,368	\$377,368
2023	\$293,840	\$50,000	\$343,840	\$343,840
2022	\$253,047	\$50,000	\$303,047	\$303,047
2021	\$186,651	\$45,000	\$231,651	\$205,324
2020	\$154,788	\$45,000	\$199,788	\$186,658

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.