



**Address:** [2406 CLEARHAVEN CT](#)  
**City:** ARLINGTON  
**Georeference:** 40015-1R-12  
**Subdivision:** SPRINGRIDGE ADDITION  
**Neighborhood Code:** 1S010Q

**Latitude:** 32.6933400875  
**Longitude:** -97.0667212022  
**TAD Map:** 2132-372  
**MAPSCO:** TAR-098F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SPRINGRIDGE ADDITION Block  
1R Lot 12

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1981

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$277,183

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

**Site Number:** 02930935

**Site Name:** SPRINGRIDGE ADDITION-1R-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,492

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,056

**Land Acres<sup>\*</sup>:** 0.1619

**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:**

MENDEZ JUAN C

**Primary Owner Address:**

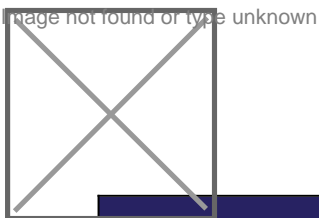
2406 CLEARHAVEN CT  
ARLINGTON, TX 76014-2827

**Deed Date:** 8/30/2006

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D206284571](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LINE JOHN L B	10/7/1988	00094080001310	0009408	0001310
ADMINISTRATOR VETERAN AFFAIRS	8/2/1988	00093420000362	0009342	0000362
PRICE GLORIA J;PRICE LONNIE D	8/15/1987	00090480002117	0009048	0002117
ADMINISTRATOR VETERAN AFFAIRS	2/28/1986	00088240001537	0008824	0001537
BRIGHT MORTGAGE CO	2/27/1986	00084690001869	0008469	0001869
DAVIS-HOLT MARY ANNE	3/6/1985	00081100000563	0008110	0000563
WHITE JAMES E	3/1/1985	00081050001672	0008105	0001672
RICHARD MORRIS COLLIER	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	\$213,679	\$63,504	\$277,183	\$199,459
2024	\$213,679	\$63,504	\$277,183	\$181,326
2023	\$231,492	\$40,000	\$271,492	\$164,842
2022	\$168,886	\$40,000	\$208,886	\$149,856
2021	\$137,749	\$40,000	\$177,749	\$136,233
2020	\$126,699	\$40,000	\$166,699	\$123,848

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.