



**Address:** [2416 CLEARHAVEN CT](#)  
**City:** ARLINGTON  
**Georeference:** 40015-1R-16  
**Subdivision:** SPRINGRIDGE ADDITION  
**Neighborhood Code:** 1S010Q

**Latitude:** 32.693387629  
**Longitude:** -97.0658024857  
**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 16

**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:** \$281,000

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

**Site Number:** 02930986

**Site Name:** SPRINGRIDGE ADDITION-1R-16

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,959

**Land Acres<sup>\*</sup>:** 0.2515

**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:**

HAM CHOI CONSULTING LLC

**Primary Owner Address:**

1318 CECILIA CT  
ARLINGTON, TX 76002

**Deed Date:** 4/9/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225061400](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN MIKE	5/31/2024	<a href="#">D224103528</a>		
AMERICA REALTY INVESTORS INC	9/3/2002	00159840000022	0015984	0000022
WEST JIM L	10/1/1991	00104090001833	0010409	0001833
WEST JIM L;WEST MARY G	7/7/1986	00086030000357	0008603	0000357
SEC OF HUD	6/25/1986	00085920000103	0008592	0000103
AMERICAN MORTGAGE CO	10/9/1985	00083340001220	0008334	0001220
HOLT JOHN DAVIS JR;HOLT MARY A D	7/27/1984	00082560000028	0008256	0000028
WILLIAM GLENN HARKNESS	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	\$190,041	\$90,959	\$281,000	\$281,000
2024	\$190,041	\$90,959	\$281,000	\$266,400
2023	\$182,000	\$40,000	\$222,000	\$222,000
2022	\$158,442	\$40,000	\$198,442	\$198,442
2021	\$115,227	\$40,000	\$155,227	\$155,227
2020	\$115,227	\$40,000	\$155,227	\$155,227

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.