



Address: [2417 CLEARHAVEN CT](#)
City: ARLINGTON
Georeference: 40015-1R-17
Subdivision: SPRINGRIDGE ADDITION
Neighborhood Code: 1S010Q

Latitude: 32.6937128104
Longitude: -97.0658011463
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 17

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: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 02930994

Site Name: SPRINGRIDGE ADDITION-1R-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,612

Percent Complete: 100%

Land Sqft^{*}: 10,972

Land Acres^{*}: 0.2518

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:

NGUYEN THUAN

TRAN THAO

Primary Owner Address:

2776 LETA MAE CIR
FARMERS BRANCH, TX 75234

Deed Date: 11/7/2022

Deed Volume:

Deed Page:

Instrument: [D222266129](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAPPEL JOAN MCFADDEN	5/24/2012	D212128183	0000000	0000000
BRIDGEBILT LLC	2/17/2012	D212049444	0000000	0000000
BANK OF NEW YORK MELLON	11/1/2011	D211288146	0000000	0000000
NGUYEN DAVID	9/6/2006	D206285530	0000000	0000000
JP MORGAN CHASE BANK	5/2/2006	D206139064	0000000	0000000
LAW DAVID A	12/11/2003	D203460680	0000000	0000000
THOMAS LARRY;THOMAS THERESA	2/23/1987	00088570001380	0008857	0001380
SECRETARY OF HUD	1/27/1986	00084390002171	0008439	0002171
LEHS KENT	3/8/1985	00081120001203	0008112	0001203
DAVIS-HOLT MARY ANNE	3/6/1985	00081100000571	0008110	0000571
MARLATT NANCY	1/29/1985	00080720002234	0008072	0002234
MARLATT DAVID G	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 ⁺
2025	\$137,069	\$90,972	\$228,041	\$228,041
2024	\$182,819	\$90,972	\$273,791	\$273,791
2023	\$241,000	\$40,000	\$281,000	\$281,000
2022	\$178,272	\$40,000	\$218,272	\$203,735
2021	\$145,214	\$40,000	\$185,214	\$185,214
2020	\$133,478	\$40,000	\$173,478	\$173,478

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.