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Tarrant Appraisal District  
Property Information | PDF  
**Account Number: 02932040**

**Address:** [2307 CLEARHAVEN DR](#)  
**City:** ARLINGTON  
**Georeference:** 40015-5-4  
**Subdivision:** SPRINGRIDGE ADDITION  
**Neighborhood Code:** 1S010Q

**Latitude:** 32.6938002201  
**Longitude:** -97.0688186296  
**TAD Map:** 2132-372  
**MAPSCO:** TAR-098E



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

## PROPERTY DATA

**Legal Description:** SPRINGRIDGE ADDITION Block  
5 Lot 4

**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

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

**Site Number:** 02932040

**Site Name:** SPRINGRIDGE ADDITION-5-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,549

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,084

**Land Acres<sup>\*</sup>:** 0.1626

**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:**

CARRASCO IBETH  
ROMAN MANUEL LUNA

**Primary Owner Address:**

2307 CLEARHAVEN DR  
ARLINGTON, TX 76014

**Deed Date:** 1/31/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223022607](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARRASCO IBETH	7/10/2013	<a href="#">D213184192</a>	0000000	0000000
TARRANT PROPERTIES INC	3/28/2003	00165380000125	0016538	0000125
LAWRENCE REBECCA LYNN	3/1/1996	00000000000000	0000000	0000000
PARLINGTON REBECCA L	12/3/1991	00104780000815	0010478	0000815
PHILLIPS FRANCES;PHILLIPS ROBERT	12/23/1987	00091600001053	0009160	0001053
ADMINISTRATOR VETERAN AFFAIRS	5/7/1987	00089360001926	0008936	0001926
ALLIANCE MORTGAGE CO	3/3/1987	00088590001130	0008859	0001130
AVILA JUAN;AVILA SHARON D LANG	6/8/1983	00075280001366	0007528	0001366
GARY L QUILLIN	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	\$219,379	\$63,756	\$283,135	\$283,135
2024	\$219,379	\$63,756	\$283,135	\$283,135
2023	\$237,656	\$40,000	\$277,656	\$277,656
2022	\$173,431	\$40,000	\$213,431	\$213,431
2021	\$141,490	\$40,000	\$181,490	\$181,490
2020	\$130,156	\$40,000	\$170,156	\$170,156

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.