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**Address:** [2606 KRISTINWOOD DR](#)  
**City:** ARLINGTON  
**Georeference:** 40015-23-23  
**Subdivision:** SPRINGRIDGE ADDITION  
**Neighborhood Code:** 1S010Q

**Latitude:** 32.7005439166  
**Longitude:** -97.0717297496  
**TAD Map:** 2126-376  
**MAPSCO:** TAR-098A



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

## PROPERTY DATA

**Legal Description:** SPRINGRIDGE ADDITION Block  
23 Lot 23

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$335,866

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

**Site Number:** 02937050

**Site Name:** SPRINGRIDGE ADDITION-23-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,887

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,047

**Land Acres<sup>\*</sup>:** 0.1617

**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:**

GRANADOS JOSE  
GRANADOS GEMMA

**Primary Owner Address:**

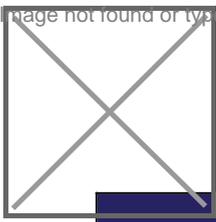
2606 KRISTINWOOD DR  
ARLINGTON, TX 76014-1735

**Deed Date:** 4/15/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208174659](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FANNIE MAE	12/4/2007	<a href="#">D207440759</a>	0000000	0000000
SHEA SAMUEL R	9/29/2006	<a href="#">D206320515</a>	0000000	0000000
FLORES CLARA;FLORES ELEAZAR III	5/4/1990	00099210001040	0009921	0001040
THEUT BETH A &;THEUT TIMOTHY N	7/7/1987	00090210001252	0009021	0001252
SECRETARY OF HUD	1/7/1987	00088190000905	0008819	0000905
RYAN MORTGAGE CO	1/6/1987	00088020000762	0008802	0000762
ROSS TRACY JEAN	3/26/1985	00081290001979	0008129	0001979
WHEELER E PAXTON	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	\$272,443	\$63,423	\$335,866	\$248,002
2024	\$272,443	\$63,423	\$335,866	\$225,456
2023	\$241,555	\$40,000	\$281,555	\$204,960
2022	\$176,721	\$40,000	\$216,721	\$186,327
2021	\$171,848	\$40,000	\$211,848	\$169,388
2020	\$134,733	\$40,000	\$174,733	\$153,989

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.