



**Address:** [2407 OVERBROOK DR](#)  
**City:** ARLINGTON  
**Georeference:** 40015-31-4  
**Subdivision:** SPRINGRIDGE ADDITION  
**Neighborhood Code:** 1S010Q

**Latitude:** 32.6960966092  
**Longitude:** -97.06668358  
**TAD Map:** 2132-372  
**MAPSCO:** TAR-098B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SPRINGRIDGE ADDITION Block  
31 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:** 1983  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$281,706  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02939142  
**Site Name:** SPRINGRIDGE ADDITION-31-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,176  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,151  
**Land Acres<sup>\*</sup>:** 0.1641  
**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:**  
MONTANEZ SERGIO  
**Primary Owner Address:**  
2407 OVERBROOK DR  
ARLINGTON, TX 76014

**Deed Date:** 9/29/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217230227](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARMICHAEL TENEISHA	9/28/2017	<a href="#">D217230226</a>		
JOHNSON TENEISHA;JOHNSON THEODORIC	5/14/2003	00168160000273	0016816	0000273
ROBINSON SUSAN PHYLLIS	10/7/1996	00125610001396	0012561	0001396
ROBINSON MICHAEL;ROBINSON SUSAN	11/30/1982	00074000000388	0007400	0000388
FOX & JACOBS INC	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	\$217,347	\$64,359	\$281,706	\$212,295
2024	\$217,347	\$64,359	\$281,706	\$192,995
2023	\$234,775	\$40,000	\$274,775	\$175,450
2022	\$170,235	\$40,000	\$210,235	\$159,500
2021	\$105,000	\$40,000	\$145,000	\$145,000
2020	\$105,000	\$40,000	\$145,000	\$145,000

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.