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Tarrant Appraisal District
Property Information | PDF
Account Number: 03115801

Address: [2710 CHINQUAPIN OAK LN](#)
City: ARLINGTON
Georeference: 30885-3-21
Subdivision: OAKS, THE (ARLINGTON)
Neighborhood Code: 1X020B

Latitude: 32.747862534
Longitude: -97.1552303796
TAD Map: 2102-392
MAPSCO: TAR-081D



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

PROPERTY DATA

Legal Description: OAKS, THE (ARLINGTON) Block
3 Lot 21

Jurisdictions:

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

State Code: A

Year Built: 1969

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03115801

Site Name: OAKS, THE (ARLINGTON)-3-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,114

Percent Complete: 100%

Land Sqft^{*}: 14,850

Land Acres^{*}: 0.3409

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:

GUERRERO MANDI
GUERRERO NICOLAS

Primary Owner Address:

2710 CHINQUAPIN OAK LN
ARLINGTON, TX 76012

Deed Date: 9/15/2023

Deed Volume:

Deed Page:

Instrument: [D223167994](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURNS DANIEL;BURNS HEATHER	1/15/2021	D221015005		
A B A C ENTERPRISE LLC	6/13/2019	D219128551		
HEB HOMES LLC	6/12/2019	D219127555		
S R DAVIDSON FAMILY LP	3/28/2011	D211075305	0000000	0000000
DAVIDSON SCOTT R	12/31/1900	000000000000000	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	\$503,974	\$65,000	\$568,974	\$568,974
2024	\$503,974	\$65,000	\$568,974	\$568,974
2023	\$413,993	\$65,000	\$478,993	\$478,993
2022	\$374,940	\$65,000	\$439,940	\$439,940
2021	\$377,038	\$55,000	\$432,038	\$432,038
2020	\$214,327	\$55,000	\$269,327	\$269,327

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.