



Address: [2306 OAK FOREST CT](#)
City: ARLINGTON
Georeference: 30885-14-27
Subdivision: OAKS, THE (ARLINGTON)
Neighborhood Code: 1X020B

Latitude: 32.7521501102
Longitude: -97.1477912264
TAD Map: 2108-392
MAPSCO: TAR-082A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OAKS, THE (ARLINGTON) Block
14 Lot 27

Jurisdictions:

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

State Code: A

Year Built: 1973

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$363,639

Protest Deadline Date: 5/24/2024

Site Number: 03118673

Site Name: OAKS, THE (ARLINGTON)-14-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,500

Percent Complete: 100%

Land Sqft^{*}: 11,760

Land Acres^{*}: 0.2699

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

FRITZ JONAH M
FRITZ BRIANNA ERIN

Primary Owner Address:

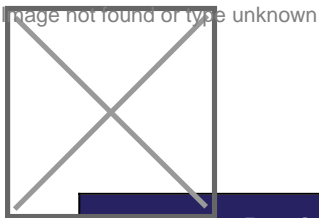
2306 OAK FOREST CT
ARLINGTON, TX 76016

Deed Date: 7/11/2024

Deed Volume:

Deed Page:

Instrument: [D224125116](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAYLOR RYAN	12/12/2023	D223220451		
TEXAN MUTUAL LLC	12/12/2023	D223220441		
THOMAS DERRICK M;THOMAS JEANINE	8/13/1996	00124770001839	0012477	0001839
HUNTER EMMA T;HUNTER WALTER H	8/14/1991	00103600002097	0010360	0002097
LOGAN PAUL A	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	\$298,639	\$65,000	\$363,639	\$363,639
2024	\$298,639	\$65,000	\$363,639	\$363,639
2023	\$263,072	\$65,000	\$328,072	\$328,072
2022	\$263,072	\$65,000	\$328,072	\$328,072
2021	\$224,796	\$55,000	\$279,796	\$279,796
2020	\$218,673	\$55,000	\$273,673	\$273,673

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.