



**Address:** [2325 EAGLE PARK LN](#)  
**City:** ARLINGTON  
**Georeference:** 42459-5-3  
**Subdivision:** TREETOP ADDITION  
**Neighborhood Code:** 1X120F

**Latitude:** 32.7747328643  
**Longitude:** -97.1028808408  
**TAD Map:** 2120-400  
**MAPSCO:** TAR-069P



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** TREETOP ADDITION Block 5  
Lot 3

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

**State Code:** A  
**Year Built:** 1987  
**Personal Property Account:** N/A  
**Agent:** OOWNWELL INC (12140)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$429,826  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03166546  
**Site Name:** TREETOP ADDITION-5-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,479  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,250  
**Land Acres<sup>\*</sup>:** 0.1893  
**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:**  
TRAN DAVID  
**Primary Owner Address:**  
2325 EAGLE PARK LN  
ARLINGTON, TX 76011-2362

**Deed Date:** 9/14/2001  
**Deed Volume:** 0015150  
**Deed Page:** 0000585  
**Instrument:** 00151500000585

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRUDENTIAL RESIDENTIAL SERV LP	8/24/2001	00151030000043	0015103	0000043
PECK DEBORAH A;PECK MICHAEL S	10/4/2000	00145570000190	0014557	0000190
BARBOSA GREGORY R;BARBOSA VICKI	6/14/1995	00120000000969	0012000	0000969
SCALES JEAN C	1/10/1989	00094860001752	0009486	0001752
SHERDON HOMES INC	2/10/1987	00088430001553	0008843	0001553
H H L INC	5/20/1983	00075140001042	0007514	0001042
TREETOP PARTNERSHIP	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	\$304,758	\$70,000	\$374,758	\$374,758
2024	\$359,826	\$70,000	\$429,826	\$394,866
2023	\$315,597	\$70,000	\$385,597	\$358,969
2022	\$260,000	\$70,000	\$330,000	\$326,335
2021	\$236,668	\$60,000	\$296,668	\$296,668
2020	\$217,582	\$60,000	\$277,582	\$277,582

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.