



Address: [2308 WOODSONG TR](#)
City: ARLINGTON
Georeference: 45265-2-9
Subdivision: WATERWOOD ESTATES
Neighborhood Code: 1L060I

Latitude: 32.7088690358
Longitude: -97.1999652345
TAD Map: 2090-376
MAPSCO: TAR-080Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WATERWOOD ESTATES Block
2 Lot 9

Jurisdictions:

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

State Code: A

Year Built: 1978

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$678,495

Protest Deadline Date: 5/24/2024

Site Number: 03311082

Site Name: WATERWOOD ESTATES-2-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,158

Percent Complete: 100%

Land Sqft^{*}: 12,500

Land Acres^{*}: 0.2869

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:

SINCLAIR SHERONIA
SINCLAIR WINSTON

Primary Owner Address:

2308 WOODSONG TRL
ARLINGTON, TX 76016

Deed Date: 7/25/2018

Deed Volume:

Deed Page:

Instrument: [D218164239](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PETERSON CHRISTINA C	11/15/2012	D212283054	0000000	0000000
RICCA PETER J;RICCA REBECCA M	11/15/2002	00161520000632	0016152	0000632
JOHNSON DONALD R;JOHNSON DORIS A TR	10/8/1998	00134770000365	0013477	0000365
JOHNSON DONALD;JOHNSON DORIS A	5/31/1988	00092970001345	0009297	0001345
MERRILL LYNCH REALTY	3/12/1988	00092970001341	0009297	0001341
MERINO SANDRA J;MERINO WM M	8/5/1986	00086390000962	0008639	0000962
CHAPMAN KENNETH R	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	\$515,000	\$95,000	\$610,000	\$610,000
2024	\$583,495	\$95,000	\$678,495	\$585,961
2023	\$496,212	\$95,000	\$591,212	\$532,692
2022	\$389,265	\$95,000	\$484,265	\$484,265
2021	\$347,616	\$95,000	\$442,616	\$442,616
2020	\$319,584	\$95,000	\$414,584	\$414,584

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.