



**Address:** [2103 CLEARBROOK CT](#)  
**City:** ARLINGTON  
**Georeference:** 47620-19-55  
**Subdivision:** WOODLAND PARK SOUTH ADDITION  
**Neighborhood Code:** 1L020F

**Latitude:** 32.7099697664  
**Longitude:** -97.1839827658  
**TAD Map:** 2096-376  
**MAPSCO:** TAR-081W



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** WOODLAND PARK SOUTH  
ADDITION Block 19 Lot 55

**Jurisdictions:**  
CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)  
**State Code:** C1  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03627659  
**Site Name:** WOODLAND PARK SOUTH ADDITION-19-55  
**Site Class:** C1 - Residential - Vacant Land  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 13,300  
**Land Acres<sup>\*</sup>:** 0.3053  
**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:**  
KUSEZ MATTHEW  
**Primary Owner Address:**  
3221 LAUREL FORK DR  
MCKINNEY, TX 75070  
**Deed Date:** 9/10/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221265140](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IBE DEBORAH E;IBE MICHAEL	7/14/2004	<a href="#">D204235551</a>	0000000	0000000
WILDER THAD	10/28/1983	00076520001783	0007652	0001783
HELTON WILLIAM JR	12/31/1900	0000000000000000	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	\$0	\$62,300	\$62,300	\$62,300
2024	\$0	\$62,300	\$62,300	\$62,300
2023	\$0	\$55,000	\$55,000	\$55,000
2022	\$0	\$27,500	\$27,500	\$27,500
2021	\$0	\$27,500	\$27,500	\$27,500
2020	\$0	\$27,500	\$27,500	\$27,500

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

There are no exemptions for this property

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.