



**Address:** [2401 SUNFLOWER DR](#)  
**City:** ARLINGTON  
**Georeference:** 40015-24R-1  
**Subdivision:** SPRINGRIDGE ADDITION  
**Neighborhood Code:** A1A020V1

**Latitude:** 32.7014300375  
**Longitude:** -97.0676246699  
**TAD Map:** 2132-376  
**MAPSCO:** TAR-098B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SPRINGRIDGE ADDITION Block  
24R Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$210,982

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04336097

**Site Name:** SPRINGRIDGE ADDITION-24R-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,156

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,517

**Land Acres<sup>\*</sup>:** 0.0807

**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:**

LAZCANO CLARA GUERRA

**Primary Owner Address:**

2401 SUNFLOWER DR  
ARLINGTON, TX 76014

**Deed Date:** 12/31/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225062701](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
URBINA MARGIE	12/9/2022	<a href="#">D222285022</a>		
LAZCANO CLARA GUERRA	7/22/2010	<a href="#">D210215734</a>	0000000	0000000
ARELLANO MARGIE	6/25/1999	00138950000101	0013895	0000101
GE CAPITAL MTG SERVICES INC	6/2/1998	00132450000270	0013245	0000270
GROGAN VICTOR SR	2/25/1991	00101850000648	0010185	0000648
YOUNG NAOMI ELISABETH	12/15/1988	00094640002151	0009464	0002151
SEXTON LISA M	11/14/1983	00076660001392	0007666	0001392
FOX & JACOBS INC	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	\$180,982	\$30,000	\$210,982	\$210,982
2024	\$180,982	\$30,000	\$210,982	\$206,682
2023	\$142,235	\$30,000	\$172,235	\$172,235
2022	\$135,834	\$10,000	\$145,834	\$93,928
2021	\$125,490	\$10,000	\$135,490	\$85,389
2020	\$104,508	\$10,000	\$114,508	\$77,626

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.