



**Address:** [2403 SUNFLOWER DR](#)  
**City:** ARLINGTON  
**Georeference:** 40015-24R-2  
**Subdivision:** SPRINGRIDGE ADDITION  
**Neighborhood Code:** A1A020V1

**Latitude:** 32.7014285657  
**Longitude:** -97.0675205156  
**TAD Map:** 2132-376  
**MAPSCO:** TAR-098A



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

## PROPERTY DATA

**Legal Description:** SPRINGRIDGE ADDITION Block  
24R Lot 2

**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:** \$203,520

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

**Site Number:** 04336100

**Site Name:** SPRINGRIDGE ADDITION-24R-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,083

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,788

**Land Acres<sup>\*</sup>:** 0.0869

**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:**

SUMNER TERENCE

**Primary Owner Address:**

5201 PANAMA DR  
ROWLETT, TX 75088-1823

**Deed Date:** 9/30/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205296228](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHTOWER DAN D;HIGHTOWER ROSANA	7/18/2001	00150310000344	0015031	0000344
ABLON JAMIE;ABLON JAY BENJAMIN	8/31/2000	00145050000412	0014505	0000412
SECRETARY OF HOUSING & URBAN	3/8/2000	00143970000133	0014397	0000133
FLEET MORTGAGE CORP	3/7/2000	00142750000468	0014275	0000468
HERNANDEZ MOISES;HERNANDEZ SHIRLEY	1/12/1999	00136150000216	0013615	0000216
SEC OF HUD	4/8/1998	00133650000266	0013365	0000266
FLEET MORTGAGE CORP	4/7/1998	00131650000102	0013165	0000102
GROGAN VICTOR SR	2/26/1988	00092100000942	0009210	0000942
KELSO NILA J	12/1/1983	00076810000025	0007681	0000025
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	\$173,520	\$30,000	\$203,520	\$203,520
2024	\$173,520	\$30,000	\$203,520	\$199,645
2023	\$136,371	\$30,000	\$166,371	\$166,371
2022	\$116,534	\$10,000	\$126,534	\$126,534
2021	\$120,316	\$10,000	\$130,316	\$130,316
2020	\$100,199	\$10,000	\$110,199	\$110,199

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

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## Tarrant Appraisal District Property Information | PDF

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.