



**Address:** [2407 SUNFLOWER DR](#)  
**City:** ARLINGTON  
**Georeference:** 40015-24R-4  
**Subdivision:** SPRINGRIDGE ADDITION  
**Neighborhood Code:** A1A020V1

**Latitude:** 32.7014277297  
**Longitude:** -97.0673147968  
**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 4

**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:** 04336127

**Site Name:** SPRINGRIDGE ADDITION-24R-4

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,873

**Land Acres<sup>\*</sup>:** 0.0889

**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:**

NGUYEN TOAN

**Primary Owner Address:**

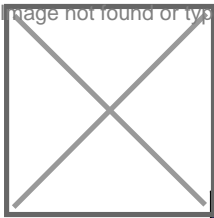
1023 MORNINGSIDE DR  
GRAND PRAIRIE, TX 75052-4839

**Deed Date:** 2/19/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204056746](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MASON ANGELIA D	5/29/1984	00078420001043	0007842	0001043
FOX & JACOBS INC	12/31/1900	000000000000000	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	\$145,834
2021	\$125,490	\$10,000	\$135,490	\$135,490
2020	\$104,508	\$10,000	\$114,508	\$114,508

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.