



**Address:** [2421 SUNFLOWER DR](#)  
**City:** ARLINGTON  
**Georeference:** 40015-24R-10  
**Subdivision:** SPRINGRIDGE ADDITION  
**Neighborhood Code:** A1A020V1

**Latitude:** 32.7014290923  
**Longitude:** -97.0666976975  
**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 10

**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:** OOWNWELL INC (12140)

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

**Site Number:** 04336194

**Site Name:** SPRINGRIDGE ADDITION-24R-10

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,824

**Land Acres<sup>\*</sup>:** 0.0877

**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:**

MCNEELY RODNEY

**Primary Owner Address:**

PO BOX 1209  
MABANK, TX 75147-1209

**Deed Date:** 4/18/2001

**Deed Volume:** 0014879

**Deed Page:** 0000285

**Instrument:** 00148790000285

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEC OF HUD	12/1/2000	00146380000106	0014638	0000106
FIRST UNION MORTGAGE CORP	11/7/2000	00146110000310	0014611	0000310
SIMS KEITH B	7/15/1997	00128380000085	0012838	0000085
ALVIS ADA TEMPELTON	9/29/1988	00000000000000	0000000	0000000
MCDOWELL ADA CLAIRE	9/15/1988	00093940000266	0009394	0000266
MCDOWELL ADA TEMPLETON	7/29/1988	00093910000357	0009391	0000357
DAVIS JUDI;DAVIS STEVEN T	2/20/1987	00088480001997	0008848	0001997
FLANARY BEVERLY K;FLANARY BING B	5/8/1984	00078220000319	0007822	0000319
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	\$140,084	\$30,000	\$170,084	\$170,084
2024	\$163,000	\$30,000	\$193,000	\$193,000
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

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.