



Address: [2445 SUNFLOWER DR](#)
City: ARLINGTON
Georeference: 40015-24R-22
Subdivision: SPRINGRIDGE ADDITION
Neighborhood Code: A1A020V1

Latitude: 32.7014294198
Longitude: -97.0654359822
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 22

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: 5/15/2025

Site Number: 04336313

Site Name: SPRINGRIDGE ADDITION-24R-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,156

Percent Complete: 100%

Land Sqft^{*}: 3,701

Land Acres^{*}: 0.0849

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

VALENCIA LEO
VALENCIA PATRICIA

Primary Owner Address:

2445 SUNFLOWER DR
ARLINGTON, TX 76014-1846

Deed Date: 6/29/2001

Deed Volume: 0014991

Deed Page: 0000208

Instrument: 00149910000208

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIDDIQUI MOHAMMAD K;SIDDIQUI QUDS	5/12/2000	00143620000225	0014362	0000225
RUSSO CHERYL ANN	10/26/1983	00076520001320	0007652	0001320
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 ⁺
2025	\$180,982	\$30,000	\$210,982	\$122,981
2024	\$180,982	\$30,000	\$210,982	\$111,801
2023	\$142,235	\$30,000	\$172,235	\$101,637
2022	\$135,834	\$10,000	\$145,834	\$92,397
2021	\$125,490	\$10,000	\$135,490	\$83,997
2020	\$104,508	\$10,000	\$114,508	\$76,361

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

- HOMESTEAD GENERAL 11.13(b)

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.