



**Address:** [2447 SUNFLOWER DR](#)  
**City:** ARLINGTON  
**Georeference:** 40015-24R-23  
**Subdivision:** SPRINGRIDGE ADDITION  
**Neighborhood Code:** A1A020V1

**Latitude:** 32.7014287092  
**Longitude:** -97.0653259632  
**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 23

**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:** \$241,749

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

**Site Number:** 04336321

**Site Name:** SPRINGRIDGE ADDITION-24R-23

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,978

**Land Acres<sup>\*</sup>:** 0.0913

**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:**

BELTRAN ERMIS

**Primary Owner Address:**

809 STEADMAN DR  
DBA E&S INVESTMENTS  
CEDAR HILL, TX 75104

**Deed Date:** 10/17/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216244700](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOWDHURY KAZI	10/15/2015	<a href="#">D215235245</a>		
U S A HOUSING & URBAN DEVELOPMENT	8/13/2014	<a href="#">D215179786</a>		
MAXIE BENJAMIN	6/25/2001	00149790000158	0014979	0000158
KIRCHOFF C;KIRCHOFF D RAY	7/21/1999	00139290000223	0013929	0000223
WILLIAMS PAULA ANNETTE	3/9/1987	00088680002055	0008868	0002055
WILLIAMS G R PARENT;WILLIAMS PAULA	5/8/1984	00078240000212	0007824	0000212
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	\$211,749	\$30,000	\$241,749	\$241,749
2024	\$211,749	\$30,000	\$241,749	\$235,034
2023	\$165,862	\$30,000	\$195,862	\$195,862
2022	\$142,984	\$10,000	\$152,984	\$152,984
2021	\$118,206	\$9,794	\$128,000	\$128,000
2020	\$118,206	\$9,794	\$128,000	\$128,000

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.