



**Address:** [2449 SUNFLOWER DR](#)  
**City:** ARLINGTON  
**Georeference:** 40015-24R-24  
**Subdivision:** SPRINGRIDGE ADDITION  
**Neighborhood Code:** A1A020V1

**Latitude:** 32.7014243087  
**Longitude:** -97.065217953  
**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 24

**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:** GOODRICH REALTY CONSULTING (00974)

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

**Site Number:** 04336348

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

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,563

**Land Acres<sup>\*</sup>:** 0.0817

**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:**

SIGNATURE LEASING & MGMT INC

**Primary Owner Address:**

200 E SPRING VLY RD  
RICHARDSON, TX 75081-5032

**Deed Date:** 5/14/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213124260](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LPG EQUITIES LLC	4/22/2013	<a href="#">D213105180</a>	0000000	0000000
RESENDIZ AMY KATHLEEN	4/15/2011	<a href="#">D211090294</a>	0000000	0000000
MADISON ALICE;MADISON JAMES A	3/25/2006	<a href="#">D206097326</a>	0000000	0000000
GARCIA RUBEN Y;GARCIA SUSAN R	4/10/1984	00077950000726	0007795	0000726
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	\$157,800	\$30,000	\$187,800	\$187,800
2024	\$157,800	\$30,000	\$187,800	\$187,800
2023	\$136,371	\$30,000	\$166,371	\$166,371
2022	\$95,800	\$10,000	\$105,800	\$105,800
2021	\$100,199	\$10,000	\$110,199	\$110,199
2020	\$100,200	\$9,999	\$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.