



**Address:** [2501 SUNFLOWER DR](#)  
**City:** ARLINGTON  
**Georeference:** 40015-24R-26  
**Subdivision:** SPRINGRIDGE ADDITION  
**Neighborhood Code:** A1A020V1

**Latitude:** 32.7014273016  
**Longitude:** -97.0650086477  
**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 26

**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)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$203,520

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

**Site Number:** 04336364

**Site Name:** SPRINGRIDGE ADDITION-24R-26

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,291

**Land Acres<sup>\*</sup>:** 0.0755

**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:**

AGUIRRE JOSE ALFREDO

**Primary Owner Address:**

2501 SUNFLOWER DR  
ARLINGTON, TX 76014

**Deed Date:** 3/14/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224043792](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AGUIRRE AGUSTIN H	2/1/1995	00118720001148	0011872	0001148
SEC OF HUD	10/5/1994	00117580000272	0011758	0000272
MONDRIAN MORTGAGE CORP	8/2/1994	00116840000574	0011684	0000574
WEBER PAUL V;WEBER TRACEY L	12/19/1983	00076960001691	0007696	0001691
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	\$173,520	\$30,000	\$203,520	\$203,520
2024	\$173,520	\$30,000	\$203,520	\$203,520
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

- 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.