



Address: [2503 SUNFLOWER DR](#)
City: ARLINGTON
Georeference: 40015-24R-27
Subdivision: SPRINGRIDGE ADDITION
Neighborhood Code: A1A020V1

Latitude: 32.7014258973
Longitude: -97.0649081464
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 27

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: \$212,397

Protest Deadline Date: 5/24/2024

Site Number: 04336372

Site Name: SPRINGRIDGE ADDITION-24R-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,170

Percent Complete: 100%

Land Sqft^{*}: 3,714

Land Acres^{*}: 0.0852

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:

NGUYEN LAM BA

Primary Owner Address:

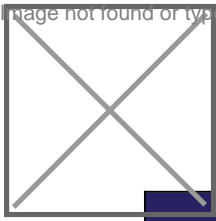
1706 COTTONWOOD ST
ARLINGTON, TX 76014-1525

Deed Date: 11/21/1990

Deed Volume: 0010116

Deed Page: 0001283

Instrument: 00101160001283



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	5/7/1990	00099820000282	0009982	0000282
CITY SAVINGS BANK	5/1/1990	00099160001177	0009916	0001177
CHRISTOPHER GLENDA GAIL	5/27/1989	00096480000350	0009648	0000350
KEMPER PATRICIA A	7/11/1983	00075530000425	0007553	0000425
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	\$182,397	\$30,000	\$212,397	\$212,397
2024	\$182,397	\$30,000	\$212,397	\$208,016
2023	\$143,347	\$30,000	\$173,347	\$173,347
2022	\$136,896	\$10,000	\$146,896	\$146,896
2021	\$100,461	\$9,539	\$110,000	\$110,000
2020	\$100,461	\$9,539	\$110,000	\$110,000

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.