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**Address:** [2505 SUNFLOWER DR](#)  
**City:** ARLINGTON  
**Georeference:** 40015-24R-28  
**Subdivision:** SPRINGRIDGE ADDITION  
**Neighborhood Code:** A1A020V1

**Latitude:** 32.7014273645  
**Longitude:** -97.0648006138  
**TAD Map:** 2132-376  
**MAPSCO:** TAR-098B



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** SPRINGRIDGE ADDITION Block  
24R Lot 28

**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:** \$203,520

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

**Site Number:** 04336380

**Site Name:** SPRINGRIDGE ADDITION-24R-28

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,784

**Land Acres<sup>\*</sup>:** 0.0868

**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:**

RUIZ SANDRA

**Primary Owner Address:**

2505 SUNFLOWER DR  
ARLINGTON, TX 76014-1821

**Deed Date:** 7/11/1983

**Deed Volume:** 0007554

**Deed Page:** 0000482

**Instrument:** 00075540000482

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$120,091
2024	\$173,520	\$30,000	\$203,520	\$109,174
2023	\$136,371	\$30,000	\$166,371	\$99,249
2022	\$116,534	\$10,000	\$126,534	\$90,226
2021	\$120,316	\$10,000	\$130,316	\$82,024
2020	\$100,199	\$10,000	\$110,199	\$74,567

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.