



**Address:** [2509 SUNFLOWER DR](#)  
**City:** ARLINGTON  
**Georeference:** 40015-24R-30  
**Subdivision:** SPRINGRIDGE ADDITION  
**Neighborhood Code:** A1A020V1

**Latitude:** 32.7014257478  
**Longitude:** -97.0645929028  
**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 30

**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:** \$210,982  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 04336402  
**Site Name:** SPRINGRIDGE ADDITION-24R-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,156  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 3,529  
**Land Acres<sup>\*</sup>:** 0.0810  
**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:**  
HART KAREN  
**Primary Owner Address:**  
1623 BEAVER CREEK DR  
DUNCANVILLE, TX 75137

**Deed Date:** 1/22/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223220353](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HART CURTIS A;HART KAREN	5/15/2008	<a href="#">D208203425</a>	0000000	0000000
CRESPO LAUREN W	8/14/1991	00103590001592	0010359	0001592
SECRETARY OF HUD	4/4/1991	00102400001483	0010240	0001483
FUNDAMENTAL MTG CORP	4/2/1991	00102220001260	0010222	0001260
PIERCE IVONNE A	7/7/1986	00086030002283	0008603	0002283
SPENCER MICHAEL G;SPENCER PAULA	7/15/1983	00075570002046	0007557	0002046
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	\$180,982	\$30,000	\$210,982	\$210,982
2024	\$180,982	\$30,000	\$210,982	\$206,682
2023	\$142,235	\$30,000	\$172,235	\$172,235
2022	\$135,834	\$10,000	\$145,834	\$145,834
2021	\$125,490	\$10,000	\$135,490	\$85,389
2020	\$104,508	\$10,000	\$114,508	\$77,626

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.