



Address: [2316 CHAPEL HILL LN](#)
City: ARLINGTON
Georeference: 40530C-10-17
Subdivision: STONERIDGE WEST TNHSE DEVLPMNT
Neighborhood Code: A1A020C

Latitude: 32.705626229
Longitude: -97.1107382225
TAD Map: 2114-376
MAPSCO: TAR-083W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: STONERIDGE WEST TNHSE
DEVLPMNT Block 10 Lot 17 & PART OF CE

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1973

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$231,762

Protest Deadline Date: 5/24/2024

Site Number: 04634101

Site Name: STONERIDGE WEST TNHSE DEVLPMNT-10-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,539

Percent Complete: 100%

Land Sqft^{*}: 2,250

Land Acres^{*}: 0.0516

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:

LYKINS JUANA MARIA

Primary Owner Address:

2316 CHAPEL HILL LN
ARLINGTON, TX 76014

Deed Date: 12/6/2021

Deed Volume:

Deed Page:

Instrument: [D221355260](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENITEZ OSBAL	7/15/2014	D214167480		
CASPIAN INVESTMENTS INC	6/5/2014	D214121409	0000000	0000000
GRETA SONNIKSEN LIVING TRUST	3/24/2014	D214065619	0000000	0000000
SONNIKSEN GRETA F EST	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 ⁺
2025	\$191,762	\$40,000	\$231,762	\$231,762
2024	\$191,762	\$40,000	\$231,762	\$222,453
2023	\$162,230	\$40,000	\$202,230	\$202,230
2022	\$175,789	\$25,000	\$200,789	\$200,789
2021	\$114,113	\$25,000	\$139,113	\$139,113
2020	\$145,481	\$6,000	\$151,481	\$151,481

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.