



**Address:** [2506 OAK HILL DR](#)  
**City:** ARLINGTON  
**Georeference:** 25478-2-11  
**Subdivision:** MEADOW OAKS VILLAGE ADDITION  
**Neighborhood Code:** A1A010U

**Latitude:** 32.7781249976  
**Longitude:** -97.0697694141  
**TAD Map:** 2132-404  
**MAPSCO:** TAR-070N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MEADOW OAKS VILLAGE  
ADDITION Block 2 Lot 11

**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:** \$198,372

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

**Site Number:** 04744519

**Site Name:** MEADOW OAKS VILLAGE ADDITION-2-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,123

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,820

**Land Acres<sup>\*</sup>:** 0.0876

**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:**

KOHLER TIMOTHY

**Primary Owner Address:**

2506 OAK HILL DR  
ARLINGTON, TX 76006

**Deed Date:** 2/12/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221040987](#)

| Previous Owners                | Date       | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| TOP MONEY LLC                  | 12/1/2020  | <a href="#">D220316458</a> |             |           |
| SHARP TED C                    | 6/28/2010  | <a href="#">D210159514</a> | 0000000     | 0000000   |
| URBINA GUILLERMO               | 7/11/2005  | <a href="#">D205202166</a> | 0000000     | 0000000   |
| MANNINO SALVATORE              | 7/8/2005   | <a href="#">D205197626</a> | 0000000     | 0000000   |
| MANNINO BARBARA;MANNINO SAL JR | 8/27/1998  | 00134160000010             | 0013416     | 0000010   |
| HAZEN STANLEY KEITH            | 6/7/1988   | 00093040001794             | 0009304     | 0001794   |
| AMERICAN SAVINGS & LOAN ASSN   | 4/7/1987   | 000890800000050            | 0008908     | 0000050   |
| FRASER CAROLINE                | 5/27/1983  | 000751900000560            | 0007519     | 0000560   |
| LEEDS CONST CO INC             | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$163,372          | \$35,000    | \$198,372    | \$198,372                    |
| 2024 | \$163,372          | \$35,000    | \$198,372    | \$186,637                    |
| 2023 | \$142,352          | \$35,000    | \$177,352    | \$169,670                    |
| 2022 | \$132,245          | \$22,000    | \$154,245    | \$154,245                    |
| 2021 | \$102,994          | \$12,000    | \$114,994    | \$114,994                    |
| 2020 | \$103,831          | \$12,000    | \$115,831    | \$112,496                    |

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.