



**Address:** [2701 BUTLER DR](#)  
**City:** ARLINGTON  
**Georeference:** 25490-42-1  
**Subdivision:** MEADOW PARK ESTATES ADDITION  
**Neighborhood Code:** 1X120C

**Latitude:** 32.7793789248  
**Longitude:** -97.1198066706  
**TAD Map:** 2114-404  
**MAPSCO:** TAR-068R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MEADOW PARK ESTATES  
ADDITION Block 42 Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 04757416

**Site Name:** MEADOW PARK ESTATES ADDITION-42-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,048

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,200

**Land Acres<sup>\*</sup>:** 0.2112

**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:**

FELIX MATTHEW

**Primary Owner Address:**

2701 BUTLER DR  
ARLINGTON, TX 76012

**Deed Date:** 12/1/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221351674](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COUCH SHAUNA M	11/18/2020	<a href="#">D220306482</a>		
PEPPER MARY J;PEPPER STEPHEN M	7/5/2016	<a href="#">D216150480</a>		
HIDROGO MATTHEW A	4/2/2015	<a href="#">D215067848</a>		
LEUCKE ROBERT S	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	\$235,242	\$60,000	\$295,242	\$295,242
2024	\$235,242	\$60,000	\$295,242	\$295,242
2023	\$270,854	\$60,000	\$330,854	\$329,580
2022	\$239,618	\$60,000	\$299,618	\$299,618
2021	\$208,772	\$60,000	\$268,772	\$268,772
2020	\$185,662	\$60,000	\$245,662	\$245,662

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.