



**Address:** [2304 SUMMER OAKS CT](#)  
**City:** ARLINGTON  
**Georeference:** 42459-5-18  
**Subdivision:** TREETOP ADDITION  
**Neighborhood Code:** 1X120E

**Latitude:** 32.7729387721  
**Longitude:** -97.1022052715  
**TAD Map:** 2120-400  
**MAPSCO:** TAR-069P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TREETOP ADDITION Block 5  
Lot 18

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$205,856

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

**Site Number:** 04827570

**Site Name:** TREETOP ADDITION-5-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,371

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,954

**Land Acres<sup>\*</sup>:** 0.1137

**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:**

FRANCIS ARIEL M

**Primary Owner Address:**

2304 SUMMER OAKS CT  
ARLINGTON, TX 76011-2406

**Deed Date:** 9/29/1999

**Deed Volume:** 0014034

**Deed Page:** 0000344

**Instrument:** 00140340000344

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATTARI ABDELAZIZ;WATTARI OMAR WATT	12/8/1992	00108770002424	0010877	0002424
WATTARI OMAR	1/21/1989	00095090001614	0009509	0001614
TEXAS COMMERCE BANK ARLINGTON	7/5/1988	00093150002200	0009315	0002200
BOB SHELTON ENTERPRISES INC	7/24/1985	00082530000891	0008253	0000891
GENESEE JOINT VENTURE II	8/3/1983	00075750001697	0007575	0001697
SUMMERS INV 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	\$165,856	\$40,000	\$205,856	\$187,835
2024	\$165,856	\$40,000	\$205,856	\$170,759
2023	\$167,215	\$40,000	\$207,215	\$155,235
2022	\$146,944	\$40,000	\$186,944	\$141,123
2021	\$110,294	\$18,000	\$128,294	\$128,294
2020	\$111,176	\$18,000	\$129,176	\$129,176

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.