



Address: [2706 CITADEL DR](#)
City: ARLINGTON
Georeference: 25490-42-21
Subdivision: MEADOW PARK ESTATES ADDITION
Neighborhood Code: 1X120C

Latitude: 32.7801759302
Longitude: -97.1191038611
TAD Map: 2114-404
MAPSCO: TAR-068M



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 21

Jurisdictions:

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

State Code: A

Year Built: 1987

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$354,599

Protest Deadline Date: 5/24/2024

Site Number: 05071992

Site Name: MEADOW PARK ESTATES ADDITION-42-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,055

Percent Complete: 100%

Land Sqft^{*}: 7,534

Land Acres^{*}: 0.1729

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:

GRONDIN JULIE A

Primary Owner Address:

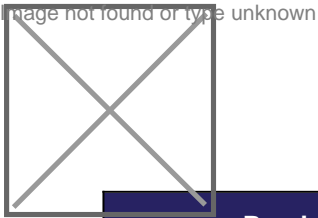
2706 CITADEL DR
ARLINGTON, TX 76012-5393

Deed Date: 3/30/1992

Deed Volume: 0010581

Deed Page: 0000981

Instrument: 00105810000981



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALLS JOHN;WALLS SYLVIA	1/28/1986	00084410001423	0008441	0001423
LARRY F HENRY ENTERPRISES INC	5/2/1984	00078160001658	0007816	0001658
GREEN OAKS VENTURE	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	\$285,299	\$60,000	\$345,299	\$345,299
2024	\$294,599	\$60,000	\$354,599	\$339,510
2023	\$294,482	\$60,000	\$354,482	\$308,645
2022	\$260,402	\$60,000	\$320,402	\$280,586
2021	\$195,078	\$60,000	\$255,078	\$255,078
2020	\$195,078	\$60,000	\$255,078	\$251,075

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.