



**Address:** [2104 CHURCHILL DOWNS DR](#)  
**City:** ARLINGTON  
**Georeference:** 43960-19-10  
**Subdivision:** TURF CLUB ESTATES ADDITION  
**Neighborhood Code:** 1M100H

**Latitude:** 32.6573543076  
**Longitude:** -97.1402571167  
**TAD Map:** 2108-360  
**MAPSCO:** TAR-096X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TURF CLUB ESTATES  
ADDITION Block 19 Lot 10

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1986

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 7/12/2024

**Site Number:** 05212146

**Site Name:** TURF CLUB ESTATES ADDITION-19-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,563

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,162

**Land Acres<sup>\*</sup>:** 0.1644

**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:**

TRIETLEY JAMES A JR

**Primary Owner Address:**

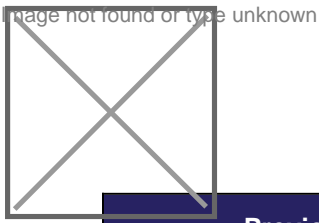
2104 CHURCHILL DOWNS DR  
ARLINGTON, TX 76017-4532

**Deed Date:** 11/25/1996

**Deed Volume:** 0012593

**Deed Page:** 0001133

**Instrument:** 00125930001133



Previous Owners	Date	Instrument	Deed Volume	Deed Page
EMBRY HELENA LE JUENE	5/30/1990	00099420002147	0009942	0002147
FLEET REAL EST FUNDING CORP	3/27/1990	00099420002140	0009942	0002140
RYLAND ACCEPTANCE CORP FOUR	2/6/1990	00098420001310	0009842	0001310
KINDER JAMES KIRK	11/15/1988	00094430001845	0009443	0001845
KINDER JAMES K;KINDER TAMMY	3/5/1986	00084740002210	0008474	0002210
STANDARD PACIFIC OF TX INC	9/3/1985	00082950002044	0008295	0002044
HUDGINS FINANCIAL CORP	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	\$210,250	\$50,000	\$260,250	\$260,250
2024	\$210,250	\$50,000	\$260,250	\$260,250
2023	\$222,098	\$50,000	\$272,098	\$242,153
2022	\$194,191	\$40,000	\$234,191	\$220,139
2021	\$164,192	\$40,000	\$204,192	\$200,126
2020	\$151,928	\$40,000	\$191,928	\$181,933

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.