



**Address:** [2142 CHAPEL DOWNS DR](#)  
**City:** ARLINGTON  
**Georeference:** 43960-10-31R  
**Subdivision:** TURF CLUB ESTATES ADDITION  
**Neighborhood Code:** 1M100H

**Latitude:** 32.6488980755  
**Longitude:** -97.1416149356  
**TAD Map:** 2108-356  
**MAPSCO:** TAR-110A



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 10 Lot 31R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1987

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05458609

**Site Name:** TURF CLUB ESTATES ADDITION-10-31R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,517

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,238

**Land Acres<sup>\*</sup>:** 0.1661

**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:**

ALVAREZ DANIEL V JR

**Primary Owner Address:**

2142 CHAPEL DOWNS DR  
ARLINGTON, TX 76017-4500

**Deed Date:** 11/13/2001

**Deed Volume:** 0015269

**Deed Page:** 0000006

**Instrument:** 00152690000006

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHIAPPUTO KAREN;CHIAPPUTO RICHARD	9/10/1998	00134200000441	0013420	0000441
VANWINKLE CRAIG W	11/15/1995	00121730001563	0012173	0001563
WINKLE BECKY;WINKLE CRAIG W	5/27/1989	00095810001106	0009581	0001106
DON-TAW CONSTRUCTION I INC	3/30/1988	00092340001316	0009234	0001316
D & W HORTON CONSTRUCTION INC	6/10/1987	00089830001086	0008983	0001086
HORTON COPELAND & RUDDER INC	2/23/1986	00084630002228	0008463	0002228
HUDGINS FINANCIAL CORP	1/1/1984	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	\$208,479	\$50,000	\$258,479	\$258,479
2024	\$208,479	\$50,000	\$258,479	\$258,479
2023	\$220,382	\$50,000	\$270,382	\$270,382
2022	\$192,608	\$40,000	\$232,608	\$232,608
2021	\$139,921	\$40,000	\$179,921	\$179,921
2020	\$140,000	\$40,000	\$180,000	\$180,000

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

There are no exemptions for this property

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.