



Address: [2209 DIAMOND POINT DR](#)
City: ARLINGTON
Georeference: 12751-2-13
Subdivision: EMERALD PARK ADDITION
Neighborhood Code: 1M100I

Latitude: 32.6578797786
Longitude: -97.1447456837
TAD Map: 2108-360
MAPSCO: TAR-096W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EMERALD PARK ADDITION
Block 2 Lot 13

Jurisdictions:

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

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05459249

Site Name: EMERALD PARK ADDITION-2-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,635

Percent Complete: 100%

Land Sqft^{*}: 8,301

Land Acres^{*}: 0.1905

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SABOURIN RUTH
SABOURIN MICHAEL DAVID

Primary Owner Address:

2209 DIAMOND POINT DR
ARLINGTON, TX 76017

Deed Date: 8/7/2014

Deed Volume:

Deed Page:

Instrument: [D214171747](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WORLEY RUTH W	10/30/2012	D212268667	0000000	0000000
PUMP CAROLE;PUMP MATHEW M	7/16/2009	D209195059	0000000	0000000
ZITKO DOLORES J	4/11/2007	D207132933	0000000	0000000
JPMORGAN CHASE BANK	6/6/2006	D206180738	0000000	0000000
DI NAPOLI JAMIE W	6/7/2002	00157410000322	0015741	0000322
MILLER GLENN W;MILLER LINDA L	10/16/1985	00083410000132	0008341	0000132
CASSOL PROPERTIES INC	10/26/1984	00079880000274	0007988	0000274
PHILLIPS DAN	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 ⁺
2025	\$354,708	\$70,000	\$424,708	\$424,708
2024	\$354,708	\$70,000	\$424,708	\$424,708
2023	\$322,063	\$70,000	\$392,063	\$388,229
2022	\$308,081	\$50,000	\$358,081	\$352,935
2021	\$271,960	\$50,000	\$321,960	\$320,850
2020	\$241,682	\$50,000	\$291,682	\$291,682

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.