



Address: [2404 BLACK SPRUCE CT](#)
City: ARLINGTON
Georeference: 8364-1-10
Subdivision: COPPERFIELD ADDITION
Neighborhood Code: 1M100A

Latitude: 32.6472567793
Longitude: -97.1489801931
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: COPPERFIELD ADDITION Block
1 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: 1992

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06066755

Site Name: COPPERFIELD ADDITION-1-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,687

Percent Complete: 100%

Land Sqft^{*}: 7,203

Land Acres^{*}: 0.1653

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:

BEDAIR YASIR F

Primary Owner Address:

2404 BLACK SPRUCE CT
ARLINGTON, TX 76001

Deed Date: 6/30/2017

Deed Volume:

Deed Page:

Instrument: [D217150006](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BERRY MARIA E	12/2/2016	D216281794		
BERRY MARIA E	4/15/2014	D214076088	0000000	0000000
Unlisted	5/20/2009	D209140047	0000000	0000000
JACKSON DONALD R	3/25/2003	00165700000046	0016570	0000046
BURKS & JACKSON HOMES LTD	10/4/2002	00160340000102	0016034	0000102
HUMBERT HERBERT E;HUMBERT JOANNE	12/28/1992	00108940001245	0010894	0001245
TOMBERG INC	10/22/1992	00108280000081	0010828	0000081
FAIRFIELD FINANCIAL GROUP INC	10/8/1991	00104170000596	0010417	0000596
STECO CUSTOM HOME BUILDERS	1/1/1986	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	\$335,790	\$60,000	\$395,790	\$395,790
2024	\$335,790	\$60,000	\$395,790	\$395,790
2023	\$379,216	\$60,000	\$439,216	\$363,506
2022	\$285,463	\$50,000	\$335,463	\$330,460
2021	\$250,418	\$50,000	\$300,418	\$300,418
2020	\$225,775	\$50,000	\$275,775	\$275,775

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.