



Address: [2600 AVERY DR](#)
City: ARLINGTON
Georeference: 34556-3-5
Subdivision: RIVER RIDGE ADDITION
Neighborhood Code: 1X130G

Latitude: 32.7795790391
Longitude: -97.0706845893
TAD Map: 2132-404
MAPSCO: TAR-070N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER RIDGE ADDITION Block
3 Lot 5

Jurisdictions:

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

State Code: A

Year Built: 1993

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$451,000

Protest Deadline Date: 5/24/2024

Site Number: 06545408

Site Name: RIVER RIDGE ADDITION-3-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,422

Percent Complete: 100%

Land Sqft^{*}: 11,543

Land Acres^{*}: 0.2650

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:

CHARTOUNI EMAD
CHARTOUNI RIMA FARAH

Primary Owner Address:

2600 AVERY DR
ARLINGTON, TX 76006-2813

Deed Date: 1/20/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212015565](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHARTOUNI EMAD	7/24/2008	D208322663	0000000	0000000
GHOOGHAIE ELAHE;GHOOGHAIE KARIM	11/29/1993	00113440002137	0011344	0002137
CENTEX REAL ESTATE CORP	1/1/1992	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	\$381,000	\$70,000	\$451,000	\$451,000
2024	\$381,000	\$70,000	\$451,000	\$419,265
2023	\$455,173	\$70,000	\$525,173	\$381,150
2022	\$330,000	\$70,000	\$400,000	\$346,500
2021	\$245,000	\$70,000	\$315,000	\$315,000
2020	\$245,000	\$70,000	\$315,000	\$315,000

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

- 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.