



Address: [2609 AVERY DR](#)
City: ARLINGTON
Georeference: 34556-4-12
Subdivision: RIVER RIDGE ADDITION
Neighborhood Code: 1X130G

Latitude: 32.78014341
Longitude: -97.0704574715
TAD Map: 2132-404
MAPSCO: TAR-070J



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
4 Lot 12

Jurisdictions:

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

State Code: A

Year Built: 1996

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 06545521

Site Name: RIVER RIDGE ADDITION-4-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,144

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1650

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HAMED MOHAMED SAEED

ADEM NEFESA

Primary Owner Address:

2609 AVERY DR
ARLINGTON, TX 76006

Deed Date: 11/19/2020

Deed Volume:

Deed Page:

Instrument: [D220305511](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARRILLO KARLA;KHAN WALI	5/12/2016	D216123086		
CHEN TONY GWOKWONG	9/5/2014	D214197688		
CHEN TONY GWOKWONG	8/25/2014	D214190592		
CHEN AMY W;CHEN TONY G	10/2/1996	00125380001042	0012538	0001042
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	\$376,515	\$70,000	\$446,515	\$446,515
2024	\$376,515	\$70,000	\$446,515	\$446,515
2023	\$397,513	\$70,000	\$467,513	\$467,513
2022	\$325,094	\$70,000	\$395,094	\$395,094
2021	\$265,527	\$70,000	\$335,527	\$335,527
2020	\$220,000	\$70,000	\$290,000	\$290,000

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.