



Address: [2430 CAMPFIRE CREEK DR](#)
City: ARLINGTON
Georeference: 47149J-3-4
Subdivision: WILLOW CREEK ESTATES-ARLINGTON
Neighborhood Code: 1S020L

Latitude: 32.6652785953
Longitude: -97.0649112924
TAD Map: 2132-360
MAPSCO: TAR-098T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLOW CREEK ESTATES-
ARLINGTON Block 3 Lot 4

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$328,266

Protest Deadline Date: 5/24/2024

Site Number: 06761321

Site Name: WILLOW CREEK ESTATES-ARLINGTON-3-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,104

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1649

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:

SANDERS CANDACE

Primary Owner Address:

2430 CAMPFIRE CREEK DR
ARLINGTON, TX 76018-1995

Deed Date: 8/26/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206123509](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDERS CANDACE;SANDERS M ESKRIDGE	4/2/2003	00165670000070	0016567	0000070
THOM ERIK R;THOM KATHLEEN	3/31/1996	00123860001763	0012386	0001763
CENTEX REAL ESTATE CORP	10/5/1995	00121310000770	0012131	0000770
SPIOT J V	1/1/1994	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	\$255,317	\$64,683	\$320,000	\$320,000
2024	\$263,583	\$64,683	\$328,266	\$293,230
2023	\$331,712	\$45,000	\$376,712	\$266,573
2022	\$245,068	\$45,000	\$290,068	\$242,339
2021	\$175,308	\$45,000	\$220,308	\$220,308
2020	\$179,812	\$45,000	\$224,812	\$224,812

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.