



Address: [2316 SPRINGMERE DR](#)
City: ARLINGTON
Georeference: 3595-2R-13
Subdivision: BRIGHTON VILLAGE ADDITION
Neighborhood Code: 1X110I

Latitude: 32.7655592057
Longitude: -97.1464913041
TAD Map: 2108-396
MAPSCO: TAR-068S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BRIGHTON VILLAGE ADDITION
Block 2R Lot 13

Jurisdictions:

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

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$459,204

Protest Deadline Date: 5/24/2024

Site Number: 07600798

Site Name: BRIGHTON VILLAGE ADDITION-2R-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,726

Percent Complete: 100%

Land Sqft^{*}: 5,837

Land Acres^{*}: 0.1340

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:

EL OUAD SAID

Primary Owner Address:

2316 SPRINGMERE DR
ARLINGTON, TX 76012-5672

Deed Date: 12/8/2008

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D208451058](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|------------|----------------------------|-------------|-----------|
| DARSONA ENTERPRISES INC | 4/2/2008 | D208126553 | 0000000 | 0000000 |
| RESIDENTIAL DEVELOPMENT CORP | 4/6/2004 | D204103548 | 0000000 | 0000000 |
| NATIONWIDE DEV CORP | 9/12/2002 | 001600000000002 | 0016000 | 0000002 |
| PRM PARTNERS II LTD | 12/28/2000 | 00158240000385 | 0015824 | 0000385 |
| FINANCIAL SPECIALISTS INC | 1/1/2000 | 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 | \$389,204 | \$70,000 | \$459,204 | \$400,006 |
| 2024 | \$389,204 | \$70,000 | \$459,204 | \$363,642 |
| 2023 | \$391,027 | \$70,000 | \$461,027 | \$330,584 |
| 2022 | \$287,897 | \$70,000 | \$357,897 | \$300,531 |
| 2021 | \$233,210 | \$40,000 | \$273,210 | \$273,210 |
| 2020 | \$233,210 | \$40,000 | \$273,210 | \$273,210 |

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.