



**Address:** [2305 SPRINGMERE DR](#)  
**City:** ARLINGTON  
**Georeference:** 3595-4R-3  
**Subdivision:** BRIGHTON VILLAGE ADDITION  
**Neighborhood Code:** 1X110I

**Latitude:** 32.7651972373  
**Longitude:** -97.1456237576  
**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 4R Lot 3

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$429,911

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07601131

**Site Name:** BRIGHTON VILLAGE ADDITION-4R-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,607

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,532

**Land Acres<sup>\*</sup>:** 0.1270

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

ROUS DARREN B  
HEETER AMBER L

**Primary Owner Address:**

2305 SPRINGMERE DR  
ARLINGTON, TX 76012

**Deed Date:** 10/25/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218241249](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRUBBS DAMON DERRICK	12/31/2014	<a href="#">D215000051</a>		
GRAF WADE	8/16/2010	<a href="#">D210213912</a>	0000000	0000000
GRAF CAROLYN S GRAF;GRAF WADE	6/25/2009	<a href="#">D209171216</a>	0000000	0000000
HSI-EN WU	2/16/2001	00147390000148	0014739	0000148
WOODHAVEN PARTNERS LTD	2/10/2000	00142740000103	0014274	0000103
FINANCIAL SPECIALISTS INC	1/1/2000	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 <sup>+</sup>
2025	\$359,911	\$70,000	\$429,911	\$387,987
2024	\$359,911	\$70,000	\$429,911	\$352,715
2023	\$361,662	\$70,000	\$431,662	\$320,650
2022	\$250,000	\$70,000	\$320,000	\$291,500
2021	\$225,000	\$40,000	\$265,000	\$265,000
2020	\$217,229	\$40,000	\$257,229	\$257,229

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.