



Address: [2304 CARDAMON DR](#)
City: ARLINGTON
Georeference: 7337M-B-7
Subdivision: CINNAMON CREEK ESTATES
Neighborhood Code: 1C010G

Latitude: 32.7148970454
Longitude: -97.0686045984
TAD Map: 2132-380
MAPSCO: TAR-084S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CINNAMON CREEK ESTATES
Block B Lot 7

Jurisdictions:

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

State Code: A

Year Built: 2011

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$302,772

Protest Deadline Date: 5/24/2024

Site Number: 41362594

Site Name: CINNAMON CREEK ESTATES-B-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,901

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

PHAM SON VAN

Primary Owner Address:

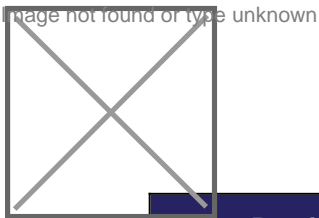
2304 CARDAMON DR
ARLINGTON, TX 76010-3238

Deed Date: 10/28/2011

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D211266200](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	4/1/2011	D211081264	0000000	0000000
JABEZ DEVELOPMENT LP	1/14/2008	D208015042	0000000	0000000
SIGNATURE ESTATE DEV LTD	1/1/2007	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	\$246,772	\$56,000	\$302,772	\$302,772
2024	\$246,772	\$56,000	\$302,772	\$282,195
2023	\$237,207	\$45,000	\$282,207	\$256,541
2022	\$224,319	\$45,000	\$269,319	\$233,219
2021	\$167,017	\$45,000	\$212,017	\$212,017
2020	\$167,777	\$45,000	\$212,777	\$212,777

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.