

LOCATION

Address: [2609 SUNLIGHT DR](#)

City: ARLINGTON

Georeference: 34515-4-20

Subdivision: RIVER OAKS ADDITION (ARLINGTON

Neighborhood Code: 1X120A

Latitude: 32.7784236251

Longitude: -97.110983886

TAD Map: 2114-404

MAPSCO: TAR-069N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER OAKS ADDITION
(ARLINGTON Block 4 Lot 20)

Jurisdictions:

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02460211

Site Name: RIVER OAKS ADDITION (ARLINGTON-4-20)

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,320

Percent Complete: 100%

Land Sqft^{*}: 11,832

Land Acres^{*}: 0.2716

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BEARDSLEY BRIDGETTE M

Primary Owner Address:

2609 SUNLIGHT DR

ARLINGTON, TX 76006

Deed Date: 2/22/2024

Deed Volume:

Deed Page:

Instrument: [D224030394](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NABERHAUS ADAM;NABERHAUS ALENA	1/6/2022	D222008037		
OPENDOOR PROPERTY TRUST I	7/29/2021	D221222078		
QUANT HAROLD	4/1/2019	D219067075		
DFW NADLAN LLC;GILBOA BEN	1/2/2019	D219009420		
FRASER JOHN W	12/16/2002	00162400000381	0016240	0000381
FREIDLIN STEVE	2/18/1992	00105510001150	0010551	0001150
FREIDLIN PAULA;FREIDLIN STEVEN	10/20/1989	00097430001206	0009743	0001206
SUNBELT SAVINGS	2/8/1989	00095170000315	0009517	0000315
BRINSON E J;BRINSON LINDA	8/30/1987	00090580000869	0009058	0000869
BETHEL BAPTIST CHURCH	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$338,844	\$75,000	\$413,844	\$413,844
2023	\$318,296	\$75,000	\$393,296	\$393,296
2022	\$271,335	\$75,000	\$346,335	\$346,335
2021	\$233,705	\$75,000	\$308,705	\$308,705
2020	\$221,719	\$75,000	\$296,719	\$296,719

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)



- HOMESTEAD DISABLED PERSON 11.13 (c)

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.