



## LOCATION

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**Address:** [307 SUNSET CT](#)

**City:** ARLINGTON

**Georeference:** 44580--24-10

**Subdivision:** VELLENGA ACRES ADDITION

**Neighborhood Code:** 1C200I

**Latitude:** 32.7335049056

**Longitude:** -97.1245695035

**TAD Map:** 2114-388

**MAPSCO:** TAR-082L



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** VELLENGA ACRES ADDITION  
Lot 24 N100'24

**Jurisdictions:**

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1950

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 03257681

**Site Name:** VELLENGA ACRES ADDITION-24-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,642

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,400

**Land Acres<sup>\*</sup>:** 0.4683

**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

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**Current Owner:**

RYAN THOMAS A

STEPHENS SARAH

**Primary Owner Address:**

307 SUNSET CT

ARLINGTON, TX 76013-1783

**Deed Date:** 12/31/1900

**Deed Volume:** 0006068

**Deed Page:** 0000646

**Instrument:** 00060680000646

## VALUES

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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	\$0	\$0	\$0	\$0
2024	\$207,475	\$90,400	\$297,875	\$232,496
2023	\$210,600	\$80,400	\$291,000	\$211,360
2022	\$156,702	\$60,384	\$217,086	\$192,145
2021	\$143,222	\$76,500	\$219,722	\$174,677
2020	\$132,013	\$76,500	\$208,513	\$158,797

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

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- 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.