



LOCATION

Address: [2309 NEWFOREST CT](#)

City: ARLINGTON

Georeference: 31225-G-5

Subdivision: OURO VERDE

Neighborhood Code: 1L160D

Latitude: 32.6666315761

Longitude: -97.147584067

TAD Map: 2108-360

MAPSCO: TAR-096S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OURO VERDE Block G Lot 5

Jurisdictions:

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A

Year Built: 1986

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05598591

Site Name: OURO VERDE-G-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,404

Percent Complete: 100%

Land Sqft^{*}: 36,141

Land Acres^{*}: 0.8296

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:

MERLINO TANYA

MERLINO DAVID S

Primary Owner Address:

2309 NEWFOREST CT
ARLINGTON, TX 76017

Deed Date: 4/11/2022

Deed Volume:

Deed Page:

Instrument: [D222097463](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANFORD MICHAEL	9/30/2020	D220263713		
CODLIN ALAN;CODLIN ANN	10/13/1989	00097350000276	0009735	0000276
FRANKLIN JOHN M;FRANKLIN THERESA	11/19/1986	00087550001310	0008755	0001310
RICH-BILT HOMES INC	10/29/1985	00083850002037	0008385	0002037
OURO VERDE PH III INC	12/17/1984	00080340001643	0008034	0001643
PHILLIPS MARY E	1/1/1984	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	\$621,000	\$119,000	\$740,000	\$740,000
2023	\$704,988	\$119,000	\$823,988	\$823,988
2022	\$515,596	\$119,000	\$634,596	\$622,269
2021	\$446,699	\$119,000	\$565,699	\$565,699
2020	\$416,682	\$119,000	\$535,682	\$535,682

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.