



Address: [3008 RIVER BEND RD](#)
City: ARLINGTON
Georeference: 3480-13R-12R
Subdivision: BRIAR MEADOW ADDITION
Neighborhood Code: 1S010A

Latitude: 32.6947249254
Longitude: -97.0785275823
TAD Map: 2126-372
MAPSCO: TAR-097H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BRIAR MEADOW ADDITION
Block 13R Lot 12R

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

State Code: A
Year Built: 1977
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$261,558
Protest Deadline Date: 5/24/2024

Site Number: 00269751
Site Name: BRIAR MEADOW ADDITION-13R-12R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,572
Percent Complete: 100%
Land Sqft^{*}: 8,050
Land Acres^{*}: 0.1848
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:
PELTIER MICHAEL S
Primary Owner Address:
3008 RIVER BEND RD
ARLINGTON, TX 76014-2651

Deed Date: 9/1/1998
Deed Volume: 0013404
Deed Page: 0000391
Instrument: 00134040000391

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PELTIER LIONEL R EST	12/31/1900	0000000000000000	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	\$189,108	\$72,450	\$261,558	\$227,214
2024	\$189,108	\$72,450	\$261,558	\$206,558
2023	\$205,546	\$35,000	\$240,546	\$187,780
2022	\$169,740	\$35,000	\$204,740	\$170,709
2021	\$152,898	\$35,000	\$187,898	\$155,190
2020	\$132,446	\$35,000	\$167,446	\$141,082

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.