



Address: [3106 RIVER BEND RD](#)
City: ARLINGTON
Georeference: 3480-13R-17R
Subdivision: BRIAR MEADOW ADDITION
Neighborhood Code: 1S010A

Latitude: 32.6937627719
Longitude: -97.0785336865
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 17R

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: \$322,992

Protest Deadline Date: 5/24/2024

Site Number: 00269816

Site Name: BRIAR MEADOW ADDITION-13R-17R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,850

Percent Complete: 100%

Land Sqft^{*}: 8,050

Land Acres^{*}: 0.1848

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:

PEREZ JESSICA

Primary Owner Address:

3106 RIVER BEND RD
ARLINGTON, TX 76014

Deed Date: 4/28/2021

Deed Volume:

Deed Page:

Instrument: [D221126043](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRUNT STEVEN	5/26/2015	D215110728		
MUNIZ FELICIA;MUNIZ TREVOR MUNIZ	10/5/2011	D211242072	0000000	0000000
FEDERAL NATIONAL MORTGAGE ASSC	2/1/2011	D211037644	0000000	0000000
ESTRADA HUGO E	4/15/2003	00166090000162	0016609	0000162
ELMORE NATHAN L;ELMORE REBEKAH	6/20/1983	00075370002287	0007537	0002287
SHAFIPOUR NASSER	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	\$250,542	\$72,450	\$322,992	\$322,992
2024	\$250,542	\$72,450	\$322,992	\$303,520
2023	\$240,927	\$35,000	\$275,927	\$275,927
2022	\$221,448	\$35,000	\$256,448	\$256,448
2021	\$200,521	\$35,000	\$235,521	\$235,521
2020	\$175,118	\$35,000	\$210,118	\$210,118

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.