



Address: [3007 RIVER BEND RD](#)
City: ARLINGTON
Georeference: 3480-14R-21R
Subdivision: BRIAR MEADOW ADDITION
Neighborhood Code: 1S010A

Latitude: 32.6947545266
Longitude: -97.0779456991
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 14R Lot 21R

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: \$339,024

Protest Deadline Date: 5/24/2024

Site Number: 00270164

Site Name: BRIAR MEADOW ADDITION-14R-21R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,896

Percent Complete: 100%

Land Sqft^{*}: 9,520

Land Acres^{*}: 0.2185

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:

BENITEZ CLAUDIA E
SOTO JENNIFER
SOTO ANDRES

Primary Owner Address:

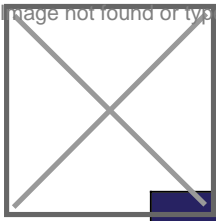
3007 RIVER BEND RD
ARLINGTON, TX 76014

Deed Date: 5/31/2024

Deed Volume:

Deed Page:

Instrument: [D224096559](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEXT STEP STARTS LLC	1/7/2023	D223156213		
CANALE LIESELOTTE MARIE	3/24/2002	00000000000000	0000000	0000000
CANALE ALBINO L EST	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	\$219,320	\$85,680	\$305,000	\$305,000
2024	\$253,344	\$85,680	\$339,024	\$339,024
2023	\$273,956	\$35,000	\$308,956	\$226,364
2022	\$223,942	\$35,000	\$258,942	\$205,785
2021	\$202,750	\$35,000	\$237,750	\$187,077
2020	\$177,024	\$35,000	\$212,024	\$170,070

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

There are no exemptions for this property

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.