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**Address:** [3903 BIG BEAR LAKE DR](#)  
**City:** ARLINGTON  
**Georeference:** 12760C-V-5  
**Subdivision:** ENCHANTED LAKE ESTATE  
**Neighborhood Code:** 1L060T

**Latitude:** 32.6809791526  
**Longitude:** -97.2186158858  
**TAD Map:** 2084-368  
**MAPSCO:** TAR-094J



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

## PROPERTY DATA

**Legal Description:** ENCHANTED LAKE ESTATE  
Block V Lot 5 & PART OF COMMON AREA

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1981

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00857599

**Site Name:** ENCHANTED LAKE ESTATE-V-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,410

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,600

**Land Acres<sup>\*</sup>:** 0.2203

**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:**

ULEN RICHARD

ULEN CYNTHIA

**Primary Owner Address:**

3903 BIG BEAR LAKE DR  
ARLINGTON, TX 76016

**Deed Date:** 9/17/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220236330](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WYANT MARLA D;WYANT MICHAEL E	12/4/1991	00104670001776	0010467	0001776
WYANT MARLA D;WYANT MICHAEL E	4/12/1991	00104670001776	0010467	0001776
KINSEY CHAS J;KINSEY LINDA C	3/19/1984	00077720001706	0007772	0001706
FARM & HOME SAV ASSN	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 <sup>+</sup>
2025	\$300,702	\$75,000	\$375,702	\$375,702
2024	\$300,702	\$75,000	\$375,702	\$375,702
2023	\$280,580	\$75,000	\$355,580	\$355,580
2022	\$280,398	\$75,000	\$355,398	\$355,398
2021	\$259,680	\$75,000	\$334,680	\$334,680
2020	\$229,250	\$75,000	\$304,250	\$294,030

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.