



**Address:** [3200 SAND SPRINGS CT](#)  
**City:** ARLINGTON  
**Georeference:** 21095-7-14  
**Subdivision:** INDIAN WELLS ADDITION  
**Neighborhood Code:** 1L130P

**Latitude:** 32.6673829553  
**Longitude:** -97.158208389  
**TAD Map:** 2102-364  
**MAPSCO:** TAR-095V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** INDIAN WELLS ADDITION Block  
7 Lot 14

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1989

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$422,410

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

**Site Number:** 01428403

**Site Name:** INDIAN WELLS ADDITION-7-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,656

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,652

**Land Acres<sup>\*</sup>:** 0.0838

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

HENDERSON RYAN

**Primary Owner Address:**

3200 SAND SPRINGS CT  
ARLINGTON, TX 76017

**Deed Date:** 9/10/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215206687](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENNETT DEREK;BENNETT EMILY	12/4/2012	<a href="#">D212305145</a>	0000000	0000000
NEWTH BEVERLY;NEWTH RICHARD	4/12/2001	00148620000265	0014862	0000265
DAWSON KIM;DAWSON SHARON	1/26/1990	00098300000628	0009830	0000628
LIGGITT GEORGE	2/26/1987	00089080002347	0008908	0002347
VILLAGE COMMUNITY DEV CO INC	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	\$342,722	\$79,688	\$422,410	\$422,410
2024	\$342,722	\$79,688	\$422,410	\$401,642
2023	\$349,836	\$74,375	\$424,211	\$365,129
2022	\$268,437	\$74,375	\$342,812	\$331,935
2021	\$227,384	\$74,375	\$301,759	\$301,759
2020	\$254,630	\$74,375	\$329,005	\$323,554

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)
- DISABLED VET 100 PCT 11.131

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.