



Address: [2711 BENT TREE LN](#)
City: ARLINGTON
Georeference: 23100-12-9
Subdivision: LAKE ARL HIGHLANDS ADDN
Neighborhood Code: 1L0702

Latitude: 32.6993783625
Longitude: -97.1868208936
TAD Map: 2096-372
MAPSCO: TAR-094D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKE ARL HIGHLANDS ADDN
Block 12 Lot 9

Jurisdictions:

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

State Code: A

Year Built: 1971

Personal Property Account: N/A

Agent: THE GALLAGHER FIRM PLLC (11961)

Protest Deadline Date: 5/24/2024

Site Number: 01523678

Site Name: LAKE ARL HIGHLANDS ADDN-12-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,182

Percent Complete: 100%

Land Sqft^{*}: 7,480

Land Acres^{*}: 0.1717

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:

RYAN CURTIS L

Primary Owner Address:

3943 S ORCAS ST
SEATTLE, WA 99118

Deed Date: 8/28/2020

Deed Volume:

Deed Page:

Instrument: [D221100209](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RYAN CURTIS LEE	8/3/2020	325-674749-20		
RYAN BRENDA M;RYAN CURTIS L	1/11/2017	D217008439		
RYAN LAURA M;TINSLEY CORY M	3/23/2015	D215063579		
MCGARITY CATHRYN EST	9/26/1996	000000000000000	0000000	0000000
MCGARITY CATHRYN;MCGARITY G R EST	6/26/1992	00106940001158	0010694	0001158
MCGARITY CATHRYN J	5/9/1987	00089420001645	0008942	0001645
MCGARITY GENE R	12/31/1900	000000000000000	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	\$197,520	\$56,480	\$254,000	\$254,000
2024	\$197,520	\$56,480	\$254,000	\$254,000
2023	\$245,789	\$45,000	\$290,789	\$290,789
2022	\$177,748	\$45,000	\$222,748	\$222,748
2021	\$133,307	\$45,000	\$178,307	\$178,307
2020	\$133,307	\$45,000	\$178,307	\$178,307

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.