



**Address:** [2703 BENT TREE LN](#)  
**City:** ARLINGTON  
**Georeference:** 23100-12-13  
**Subdivision:** LAKE ARL HIGHLANDS ADDN  
**Neighborhood Code:** 1L0702

**Latitude:** 32.700123057  
**Longitude:** -97.1868185422  
**TAD Map:** 2096-376  
**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 13

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

**State Code:** A  
**Year Built:** 1973  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01523716  
**Site Name:** LAKE ARL HIGHLANDS ADDN-12-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,510  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,480  
**Land Acres<sup>\*</sup>:** 0.1717  
**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:**  
MANASCO LINDY C  
**Primary Owner Address:**  
2703 BENT TREE LN  
ARLINGTON, TX 76016-1612

**Deed Date:** 5/4/1998  
**Deed Volume:** 0013316  
**Deed Page:** 0000201  
**Instrument:** 00133160000201

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANASCO LINDY;MANASCO MICHAEL E	11/13/1985	00083730000743	0008373	0000743
ELMAR BROCK	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	\$130,284	\$56,480	\$186,764	\$186,764
2024	\$130,284	\$56,480	\$186,764	\$186,764
2023	\$175,448	\$45,000	\$220,448	\$200,688
2022	\$137,444	\$45,000	\$182,444	\$182,444
2021	\$124,589	\$45,000	\$169,589	\$169,589
2020	\$133,354	\$45,000	\$178,354	\$176,352

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.