



Address: [2613 BENT TREE LN](#)
City: ARLINGTON
Georeference: 23100-12-17
Subdivision: LAKE ARL HIGHLANDS ADDN
Neighborhood Code: 1L0702

Latitude: 32.7008757279
Longitude: -97.1868134061
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 17

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

State Code: A
Year Built: 1972
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 01523759
Site Name: LAKE ARL HIGHLANDS ADDN-12-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,669
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:
MCNULTY IAN
Primary Owner Address:
2613 BENT TREE LN
ARLINGTON, TX 76016-1610

Deed Date: 2/5/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214026564](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN G T NGUYEN;NGUYEN LY VAN	10/6/2001	00152000000354	0015200	0000354
BAYLESS DOYLE W	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	\$166,669	\$56,480	\$223,149	\$223,149
2024	\$166,669	\$56,480	\$223,149	\$223,149
2023	\$191,383	\$45,000	\$236,383	\$214,355
2022	\$149,868	\$45,000	\$194,868	\$194,868
2021	\$135,793	\$45,000	\$180,793	\$180,793
2020	\$150,466	\$45,000	\$195,466	\$165,882

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.