



Address: [2802 BENT TREE LN](#)
City: ARLINGTON
Georeference: 23100-13-6
Subdivision: LAKE ARL HIGHLANDS ADDN
Neighborhood Code: 1L0702

Latitude: 32.6988215466
Longitude: -97.1873466549
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 13 Lot 6

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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 01524135

Site Name: LAKE ARL HIGHLANDS ADDN-13-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,556

Percent Complete: 100%

Land Sqft^{*}: 7,480

Land Acres^{*}: 0.1717

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

NICHOLS WILLIAM

NICHOLS SYLVIA

Primary Owner Address:

3811 SHOREWOOD DR
ARLINGTON, TX 76016

Deed Date: 3/31/2017

Deed Volume:

Deed Page:

Instrument: [D217076524](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHOFF KAREN L	4/6/2009	D209096595	0000000	0000000
SIGMAN THEODORE	9/24/2003	D203373269	0000000	0000000
ZHU MIKE	5/27/2003	D203196568	0016773	0000078
MORTGAGE ELEC REG SYS INC	11/6/2001	00152660000125	0015266	0000125
LEE CYNTHIA S	11/7/1996	00125800001366	0012580	0001366
POWELL JODIE ETAL	11/19/1984	00080120000341	0008012	0000341
AUDIE LITTLE JR	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	\$139,056	\$56,480	\$195,536	\$195,536
2024	\$162,520	\$56,480	\$219,000	\$219,000
2023	\$192,668	\$45,000	\$237,668	\$237,668
2022	\$150,289	\$45,000	\$195,289	\$195,289
2021	\$137,634	\$45,000	\$182,634	\$182,634
2020	\$152,006	\$45,000	\$197,006	\$197,006

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.