



Address: [2714 BENT TREE LN](#)
City: ARLINGTON
Georeference: 23100-13-8
Subdivision: LAKE ARL HIGHLANDS ADDN
Neighborhood Code: 1L0702

Latitude: 32.6991924877
Longitude: -97.1873448265
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 8

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$249,488

Protest Deadline Date: 5/24/2024

Site Number: 01524151

Site Name: LAKE ARL HIGHLANDS ADDN-13-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,310

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:

MADRIGAL MARTHA ERICKA
MADRIGAL ERICKA

Primary Owner Address:

2714 BENT TREE LN
ARLINGTON, TX 76010

Deed Date: 3/24/2020

Deed Volume:

Deed Page:

Instrument: [D220071268](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREZ CHERYL;PEREZ WILLIAM	10/17/2016	D216246258		
HENRIQUEZ FRANCISCO	11/22/2000	00146320000128	0014632	0000128
BOBBY RAZA INVESTMENT INC	5/15/2000	00143470000009	0014347	0000009
AURORA LOAN SERVICES INC	11/2/1999	00141000000449	0014100	0000449
CAMPBELL RONALD C;CAMPBELL SUE	11/1/1992	00108740001519	0010874	0001519
UMBER RAY E	8/7/1986	00086440000211	0008644	0000211
BROWN JAMES 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	\$193,008	\$56,480	\$249,488	\$249,488
2024	\$193,008	\$56,480	\$249,488	\$246,609
2023	\$218,488	\$45,000	\$263,488	\$224,190
2022	\$158,809	\$45,000	\$203,809	\$203,809
2021	\$155,583	\$45,000	\$200,583	\$200,583
2020	\$133,023	\$45,000	\$178,023	\$178,023

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.