



**Address:** [2600 BENT TREE LN](#)  
**City:** ARLINGTON  
**Georeference:** 23100-13-23  
**Subdivision:** LAKE ARL HIGHLANDS ADDN  
**Neighborhood Code:** 1L0702

**Latitude:** 32.7020171067  
**Longitude:** -97.1873358992  
**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 13 Lot 23

**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:** 01524313

**Site Name:** LAKE ARL HIGHLANDS ADDN-13-23

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,447

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,580

**Land Acres<sup>\*</sup>:** 0.1969

**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:**

FRALEY VIRGIL

**Primary Owner Address:**

2600 BENT TREE LN  
ARLINGTON, TX 76016-1609

**Deed Date:** 8/27/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213228041](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRALEY VIRGIL E	11/27/1991	00104610001670	0010461	0001670
BONDURANT WM L	4/27/1988	00092540001460	0009254	0001460
LYNG DANIEL K;LYNG DEBORAH A	3/10/1983	00074620001078	0007462	0001078
CAROL C HOLT	3/1/1983	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	\$146,415	\$57,580	\$203,995	\$203,995
2024	\$146,415	\$57,580	\$203,995	\$203,995
2023	\$168,052	\$45,000	\$213,052	\$194,407
2022	\$131,734	\$45,000	\$176,734	\$176,734
2021	\$119,427	\$45,000	\$164,427	\$164,427
2020	\$132,433	\$45,000	\$177,433	\$169,104

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.