



Address: [3900 SAN MIGUEL CT](#)
City: ARLINGTON
Georeference: 26255-3-1
Subdivision: MISSION RIDGE ESTATES ADDN
Neighborhood Code: 1L070E

Latitude: 32.6853629353
Longitude: -97.1999639776
TAD Map: 2090-368
MAPSCO: TAR-094L



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MISSION RIDGE ESTATES
ADDN Block 3 Lot 1

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

State Code: A
Year Built: 1980
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$318,699
Protest Deadline Date: 5/24/2024

Site Number: 01785044
Site Name: MISSION RIDGE ESTATES ADDN-3-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,916
Percent Complete: 100%
Land Sqft^{*}: 7,980
Land Acres^{*}: 0.1831
Pool: N

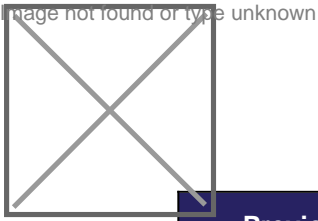
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
BOYSE RONALD L
BOYSE LORI
Primary Owner Address:
3900 SAN MIGUEL CT
ARLINGTON, TX 76016-2742

Deed Date: 12/10/1998
Deed Volume: 0013564
Deed Page: 0000453
Instrument: 00135640000453



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLEY TROY C JR	5/4/1983	00075010001029	0007501	0001029
LARRY DON BROWNING	12/31/1900	000000000000000	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	\$261,719	\$56,980	\$318,699	\$318,699
2024	\$261,719	\$56,980	\$318,699	\$314,079
2023	\$258,961	\$50,000	\$308,961	\$285,526
2022	\$223,374	\$50,000	\$273,374	\$259,569
2021	\$199,852	\$45,000	\$244,852	\$235,972
2020	\$178,468	\$45,000	\$223,468	\$214,520

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.