



Address: [3904 SAN MIGUEL CT](#)
City: ARLINGTON
Georeference: 26255-3-3
Subdivision: MISSION RIDGE ESTATES ADDN
Neighborhood Code: 1L070E

Latitude: 32.6849717247
Longitude: -97.1999617207
TAD Map: 2090-368
MAPSCO: TAR-094L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MISSION RIDGE ESTATES
ADDN Block 3 Lot 3

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

State Code: A

Year Built: 1977

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC. (00344)

Protest Deadline Date: 5/24/2024

Site Number: 01785060
Site Name: MISSION RIDGE ESTATES ADDN-3-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,578
Percent Complete: 100%
Land Sqft*: 7,350
Land Acres*: 0.1687

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
CHEA INVESTMENTS LLC
Primary Owner Address:
1720 OAK VILLAGE BLVD. STE 100
ARLINGTON, TX 76017

Deed Date: 5/17/2016
Deed Volume:
Deed Page:
Instrument: [D216108033](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUIDRY TIMOTHY	2/18/2003	00164260000259	0016426	0000259
HELDT LARRY;HELDT LOIS	9/16/1986	00086850001755	0008685	0001755
MC DONALD BRADFORD N	1/1/1982	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	\$168,650	\$56,350	\$225,000	\$225,000
2024	\$188,650	\$56,350	\$245,000	\$245,000
2023	\$195,000	\$50,000	\$245,000	\$245,000
2022	\$170,000	\$50,000	\$220,000	\$220,000
2021	\$146,000	\$45,000	\$191,000	\$191,000
2020	\$135,000	\$45,000	\$180,000	\$180,000

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.