



**Address:** [3911 SAN LUIS CT](#)  
**City:** ARLINGTON  
**Georeference:** 26255-3-19  
**Subdivision:** MISSION RIDGE ESTATES ADDN  
**Neighborhood Code:** 1L070E

**Latitude:** 32.6843420185  
**Longitude:** -97.1985828651  
**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 19

**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:** THE RAY TAX GROUP LLC (01008)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01785230  
**Site Name:** MISSION RIDGE ESTATES ADDN-3-19  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,723  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 3,870  
**Land Acres<sup>\*</sup>:** 0.0888  
**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:**  
3911 SAN LUIS LLC  
**Primary Owner Address:**  
233 N CREEKWOOD DR  
MANSFIELD, TX 76063

**Deed Date:** 8/14/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217186317](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENSIK ERICA	7/25/2011	<a href="#">D211181708</a>	0000000	0000000
MCCANN PEGGY	9/18/1991	00104530001257	0010453	0001257
MCCANN CORNELIUS J III	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 <sup>+</sup>
2025	\$162,547	\$30,960	\$193,507	\$193,507
2024	\$202,181	\$30,960	\$233,141	\$233,141
2023	\$200,626	\$50,000	\$250,626	\$250,626
2022	\$143,594	\$50,000	\$193,594	\$193,594
2021	\$148,594	\$45,000	\$193,594	\$193,594
2020	\$148,594	\$45,000	\$193,594	\$193,594

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.