



Address: [3101 REGAL DR](#)
City: ARLINGTON
Georeference: 30675-2A-1R
Subdivision: OAK RIDGE ESTATES (ARLINGTON)
Neighborhood Code: 1L060Y

Latitude: 32.6950961028
Longitude: -97.1994410122
TAD Map: 2090-372
MAPSCO: TAR-094C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OAK RIDGE ESTATES
(ARLINGTON) Block 2A Lot 1R

Jurisdictions:

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

State Code: A

Year Built: 1992

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$468,056

Protest Deadline Date: 5/24/2024

Site Number: 02034867

Site Name: OAK RIDGE ESTATES (ARLINGTON)-2A-1R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,661

Percent Complete: 100%

Land Sqft^{*}: 15,000

Land Acres^{*}: 0.3443

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KINNEAR KEVIN
KINNEAR GRACE

Primary Owner Address:

3101 REGAL DR
ARLINGTON, TX 76016-2073

Deed Date: 4/26/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211148081](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NATIONAL RESIDENTIAL NOMINEE	4/25/2011	D211148080	0000000	0000000
MENZEL JENNA;MENZEL KEVIN	11/9/2005	D205344844	0000000	0000000
ROPER CLAUDIA C;ROPER JEFFREY L	10/21/1994	00117690001213	0011769	0001213
NEDDERMAN BARBARA;NEDDERMAN JOHN F	6/9/1992	00106660002327	0010666	0002327
FIRST GIBRALTAR BANK	3/13/1989	00890490000909	0089049	0000909
KILLEEN SAVINGS & LOAN ASSN	11/1/1988	00094200001234	0009420	0001234
TEHAS DEVELOPMENT CO	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	\$393,056	\$75,000	\$468,056	\$468,016
2024	\$393,056	\$75,000	\$468,056	\$425,469
2023	\$406,385	\$70,000	\$476,385	\$386,790
2022	\$328,141	\$70,000	\$398,141	\$351,627
2021	\$249,661	\$70,000	\$319,661	\$319,661
2020	\$251,400	\$70,000	\$321,400	\$321,400

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.