



Address: [2409 BLUFFVIEW CT](#)
City: ARLINGTON
Georeference: 34485-3-4
Subdivision: RIVER BEND ADDITION
Neighborhood Code: 1X130R

Latitude: 32.7734105898
Longitude: -97.0899119015
TAD Map: 2126-400
MAPSCO: TAR-069Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER BEND ADDITION Block 3
Lot 4

Jurisdictions:

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

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02447428

Site Name: RIVER BEND ADDITION-3-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,985

Percent Complete: 100%

Land Sqft^{*}: 9,500

Land Acres^{*}: 0.2180

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:

JAMES LYNN T

JAMES BRENDA

Primary Owner Address:

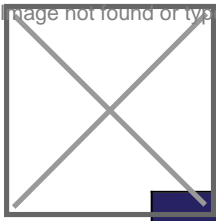
2409 BLUFFVIEW CT
ARLINGTON, TX 76011-2603

Deed Date: 5/17/1996

Deed Volume: 0012416

Deed Page: 0001752

Instrument: 00124160001752



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WWM PARTNERSHIP TRUST	4/29/1996	00123450001091	0012345	0001091
HOOPER WILLIAM DAVID TR	5/23/1995	00119760000593	0011976	0000593
BOOMER OIL CO	9/19/1983	00076180000680	0007618	0000680
SHEPHERD H T	9/23/1982	00119990000453	0011999	0000453
B P M LTD	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	\$342,498	\$80,000	\$422,498	\$422,498
2024	\$342,498	\$80,000	\$422,498	\$422,498
2023	\$358,896	\$80,000	\$438,896	\$408,728
2022	\$309,232	\$80,000	\$389,232	\$371,571
2021	\$267,792	\$70,000	\$337,792	\$337,792
2020	\$248,592	\$70,000	\$318,592	\$318,592

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.