



Address: [2405 BLUFFVIEW CT](#)
City: ARLINGTON
Georeference: 34485-3-6
Subdivision: RIVER BEND ADDITION
Neighborhood Code: 1X130R

Latitude: 32.7729808798
Longitude: -97.0895988762
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 6

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: 02447444
Site Name: RIVER BEND ADDITION-3-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,968
Percent Complete: 100%
Land Sqft^{*}: 6,608
Land Acres^{*}: 0.1516
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:
MAGILL MICHAEL DOUGLAS
Primary Owner Address:
2405 BLUFFVIEW CT
ARLINGTON, TX 76011-2603

Deed Date: 12/31/1987
Deed Volume: 0009157
Deed Page: 0001567
Instrument: 00091570001567

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAGILL MICHAEL;MAGILL ROBIN	8/16/1985	00082830002099	0008283	0002099
SCULLY JANET T;SCULLY ROBERT J	10/6/1983	00076340000237	0007634	0000237



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	\$370,194	\$80,000	\$450,194	\$450,194
2024	\$370,194	\$80,000	\$450,194	\$450,194
2023	\$386,504	\$80,000	\$466,504	\$430,573
2022	\$327,084	\$80,000	\$407,084	\$391,430
2021	\$285,845	\$70,000	\$355,845	\$355,845
2020	\$266,737	\$70,000	\$336,737	\$336,737

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.