



**Address:** [2401 BLUFFVIEW CT](#)  
**City:** ARLINGTON  
**Georeference:** 34485-3-8  
**Subdivision:** RIVER BEND ADDITION  
**Neighborhood Code:** 1X130R

**Latitude:** 32.7729656085  
**Longitude:** -97.0901536265  
**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 8

**Jurisdictions:**  
CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)  
**State Code:** A  
**Year Built:** 1980  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02447460  
**Site Name:** RIVER BEND ADDITION-3-8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 2,938  
**Percent Complete:** 100%  
**Land Sqft\*:** 9,898  
**Land Acres\*:** 0.2272  
**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:**  
LEMONS WILMA RUTH  
**Primary Owner Address:**  
2401 BLUFFVIEW CT  
ARLINGTON, TX 76011

**Deed Date:** 8/12/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221278569](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCMENNAMY V DALE;MCMENNAMY WILMA L	10/29/1993	00113030000075	0011303	0000075
MCMENNAMY WILMA LEMONS	8/18/1987	00090470001993	0009047	0001993
HECKMAN WARREN D	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 <sup>+</sup>
2025	\$295,931	\$80,000	\$375,931	\$375,931
2024	\$295,931	\$80,000	\$375,931	\$375,931
2023	\$345,121	\$80,000	\$425,121	\$381,755
2022	\$308,322	\$80,000	\$388,322	\$347,050
2021	\$245,500	\$70,000	\$315,500	\$315,500
2020	\$245,500	\$70,000	\$315,500	\$315,500

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.