



Address: [3700 ARNOLD DR](#)
City: FORT WORTH
Georeference: 36680-3-21
Subdivision: ROYAL CREST ADDITION
Neighborhood Code: 1E010B

Latitude: 32.6388818939
Longitude: -97.266187848
TAD Map: 2072-352
MAPSCO: TAR-106H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROYAL CREST ADDITION Block
3 Lot 21

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: A
Year Built: 1979
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

Site Number: 02568829
Site Name: ROYAL CREST ADDITION-3-21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,406
Percent Complete: 100%
Land Sqft^{*}: 6,918
Land Acres^{*}: 0.1588
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:
SUNNY ISLAND VENTURES LLC
Primary Owner Address:
788 CATALINA LN
AUSTIN, TX 78737

Deed Date: 11/12/2021
Deed Volume:
Deed Page:
Instrument: [D221339969](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAINTREE ASSET MANAGEMENT SERIES LLC	4/22/2021	D221123137		
WILLIAMS MELINDA; WILLIAMS ROGER F	2/16/1984	00077450001353	0007745	0001353
BRADLEY GLENN ELLIS	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 ⁺
2025	\$127,242	\$41,508	\$168,750	\$168,750
2024	\$147,492	\$41,508	\$189,000	\$189,000
2023	\$143,765	\$30,000	\$173,765	\$173,765
2022	\$141,530	\$10,000	\$151,530	\$151,530
2021	\$139,201	\$10,000	\$149,201	\$149,201
2020	\$129,253	\$10,000	\$139,253	\$139,253

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.