



Address: [3315 EDGEWATER CT](#)
City: ARLINGTON
Georeference: 38510-A-45R
Subdivision: SHOREWOOD ADDITION
Neighborhood Code: 1L060G

Latitude: 32.6919728646
Longitude: -97.208698629
TAD Map: 2084-372
MAPSCO: TAR-094F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHOREWOOD ADDITION Block
A Lot 45R

Jurisdictions:

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

State Code: A

Year Built: 1978

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02752905

Site Name: SHOREWOOD ADDITION-A-45R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,245

Percent Complete: 100%

Land Sqft^{*}: 13,700

Land Acres^{*}: 0.3145

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:

BRUCE LUTHER E III

Primary Owner Address:

3315 EDGEWATER DR
ARLINGTON, TX 76016

Deed Date: 12/29/2023

Deed Volume:

Deed Page:

Instrument: [D224000479](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TEETER JULIA LYNN;TEETER SKYLER REESE	3/9/2019	D220060000		
NGUYEN VAN-MINH	2/18/2005	D205053174	0000000	0000000
HOANG KATHY;HOANG VAN M NGUYE	11/15/2002	00161620000107	0016162	0000107
DANIEL BEN H;DANIEL CAROL A	8/14/2000	00144760000023	0014476	0000023
BARNITT GARNER L	12/31/1900	00061420000686	0006142	0000686

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	\$304,005	\$75,000	\$379,005	\$379,005
2024	\$304,005	\$75,000	\$379,005	\$379,005
2023	\$304,252	\$65,000	\$369,252	\$339,673
2022	\$245,602	\$65,000	\$310,602	\$308,794
2021	\$233,944	\$50,000	\$283,944	\$280,722
2020	\$205,202	\$50,000	\$255,202	\$255,202

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.