



Address: [1306 BENNETT DR](#)
City: ARLINGTON
Georeference: 40850-1-16
Subdivision: SUNSET ADDITION
Neighborhood Code: 1C200P

Latitude: 32.7237541301
Longitude: -97.1211459766
TAD Map: 2114-384
MAPSCO: TAR-082R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSET ADDITION Block 1 Lot 16

Jurisdictions:

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

State Code: A

Year Built: 1954

Personal Property Account: N/A

Agent: PEYCO SOUTHWEST REALTY INC (00506)

Notice Sent Date: 4/15/2025

Notice Value: \$190,946

Protest Deadline Date: 5/24/2024

Site Number: 03036030

Site Name: SUNSET ADDITION-1-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 816

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

TEXAS HOMEMASTERS LLC

Primary Owner Address:

2501 CENTENNIAL DR # 109
ARLINGTON, TX 76011

Deed Date: 9/16/2024

Deed Volume:

Deed Page:

Instrument: [D224168071](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GTW PROPERTIES III LLC	9/6/2022	D222263194		
THOMPSON JUDY DENISE	9/1/2022	D222263193		
JUDY 11357 TRUST	3/15/2011	D213076393	0000000	0000000
GUINN JEANETTE;GUINN WILEY A	5/12/2003	00167040000143	0016704	0000143
GUINN MARY J;GUINN WILEY A	1/1/1982	00074200001909	0007420	0001909
TADLOCK;TADLOCK KEN B	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	\$134,946	\$56,000	\$190,946	\$190,946
2024	\$134,946	\$56,000	\$190,946	\$190,946
2023	\$134,911	\$49,000	\$183,911	\$183,911
2022	\$121,506	\$35,000	\$156,506	\$156,506
2021	\$86,808	\$40,000	\$126,808	\$126,808
2020	\$93,588	\$15,000	\$108,588	\$108,588

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.