



**Address:** [3104 WESTADOR CT](#)  
**City:** ARLINGTON  
**Georeference:** 45990-2-8  
**Subdivision:** WESTADOR ADDITION  
**Neighborhood Code:** 1L030D

**Latitude:** 32.6947337017  
**Longitude:** -97.1289025605  
**TAD Map:** 2114-372  
**MAPSCO:** TAR-096C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WESTADOR ADDITION Block 2  
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:** 1973

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$293,950

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03390039

**Site Name:** WESTADOR ADDITION-2-8

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,598

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,200

**Land Acres<sup>\*</sup>:** 0.2571

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

BOYD KIRBY W  
BOYD ESMERALDA M

**Primary Owner Address:**

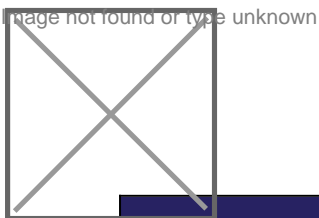
3104 WESTADOR CT  
ARLINGTON, TX 76015-2337

**Deed Date:** 5/29/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208205429](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FREDRICK FINANCIAL LTD	5/23/2008	<a href="#">D208205428</a>	0000000	0000000
FREDRICK JOHN SR	11/23/2007	<a href="#">D207434742</a>	0000000	0000000
FREDRICK FINANCIAL LTD	11/19/2007	<a href="#">D207434741</a>	0000000	0000000
VICTORY REMODELING & CONST	3/17/2007	<a href="#">D207097148</a>	0000000	0000000
CAL MAT PROPERTIES INC	3/16/2007	<a href="#">D207097147</a>	0000000	0000000
RICKETSON VIRGINIA K	12/3/2005	0000000000000000	0000000	0000000
RICKETSON FLINT EST	12/31/1900	0000000000000000	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	\$233,750	\$60,200	\$293,950	\$293,950
2024	\$233,750	\$60,200	\$293,950	\$287,602
2023	\$237,794	\$60,000	\$297,794	\$261,456
2022	\$185,356	\$60,000	\$245,356	\$237,687
2021	\$166,079	\$50,000	\$216,079	\$216,079
2020	\$194,614	\$50,000	\$244,614	\$244,614

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.