



**Address:** [2404 LINDBLAD CT](#)  
**City:** ARLINGTON  
**Georeference:** 45785-1-8  
**Subdivision:** WEST ARKANSAS HILL ADDITION  
**Neighborhood Code:** M1A05A

**Latitude:** 32.7061239444  
**Longitude:** -97.1949103787  
**TAD Map:** 2090-376  
**MAPSCO:** TAR-080Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WEST ARKANSAS HILL  
ADDITION Block 1 Lot 8

**Jurisdictions:**

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

**State Code:** B

**Year Built:** 1981

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03390268  
**Site Name:** WEST ARKANSAS HILL ADDITION-1-8  
**Site Class:** B - Residential - Multifamily  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,204  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,636  
**Land Acres<sup>\*</sup>:** 0.1752  
**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:**

DUKE MICHAEL R  
DUKE SHANNAN M

**Primary Owner Address:**

905 N MAIN ST  
MANSFIELD, TX 76063

**Deed Date:** 1/21/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D204027491](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WICKLIFFE BONNIE;WICKLIFFE E E EST	2/4/1986	00084470001478	0008447	0001478
RANDALL D MOORE	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	\$243,766	\$45,000	\$288,766	\$288,766
2024	\$243,766	\$45,000	\$288,766	\$288,766
2023	\$245,832	\$45,000	\$290,832	\$290,832
2022	\$240,000	\$45,000	\$285,000	\$285,000
2021	\$216,070	\$15,000	\$231,070	\$231,070
2020	\$139,185	\$15,000	\$154,185	\$154,185

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.