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Address: [2315 LINDBLAD CT](#)
City: ARLINGTON
Georeference: 45785-2-4
Subdivision: WEST ARKANSAS HILL ADDITION
Neighborhood Code: M1A05A

Latitude: 32.7070065774
Longitude: -97.1944493364
TAD Map: 2090-376
MAPSCO: TAR-080Z



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

PROPERTY DATA

Legal Description: WEST ARKANSAS HILL
ADDITION Block 2 Lot 4

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

State Code: B
Year Built: 1980
Personal Property Account: N/A
Agent: TEXAS MARKET VALUE (00775)
Protest Deadline Date: 5/24/2024

Site Number: 03390373
Site Name: WEST ARKANSAS HILL ADDITION-2-4
Site Class: B - Residential - Multifamily
Parcels: 1
Approximate Size⁺⁺⁺: 2,204
Percent Complete: 100%
Land Sqft^{*}: 7,636
Land Acres^{*}: 0.1752
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:
LINDUCO LTD
Primary Owner Address:
8437 MEADOWBROOK DR
FORT WORTH, TX 76120-5203

Deed Date: 8/27/1999
Deed Volume: 0013987
Deed Page: 0000008
Instrument: 00139870000008

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LINDUCO LTD & NAUSCO LLC	8/26/1999	001398700000005	0013987	0000005
NAUS LTD	4/27/1989	000971800000072	0009718	0000072
NAUS PETER	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	\$233,000	\$45,000	\$278,000	\$278,000
2024	\$233,000	\$45,000	\$278,000	\$278,000
2023	\$225,000	\$45,000	\$270,000	\$270,000
2022	\$225,000	\$45,000	\$270,000	\$270,000
2021	\$138,044	\$15,000	\$153,044	\$153,044
2020	\$138,044	\$15,000	\$153,044	\$153,044

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.