



Address: [311 BLUELEAF DR](#)
City: ARLINGTON
Georeference: 13510-46-16
Subdivision: FAIRFIELD ADDITION
Neighborhood Code: 1S020C

Latitude: 32.6580993134
Longitude: -97.1085786609
TAD Map: 2120-360
MAPSCO: TAR-097W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FAIRFIELD ADDITION Block 46
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: 1985

Agent: STEEVENS & WILLIAMSON PROPERTY TAX SERVICE (05598)

Protest Deadline Date: 5/24/2024

Site Number: 05043182

Site Name: FAIRFIELD ADDITION-46-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,229

Percent Complete: 100%

Land Sqft*: 5,655

Land Acres*: 0.1298

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

SP-IV RIVERFRONT PROPERTIES

Primary Owner Address:

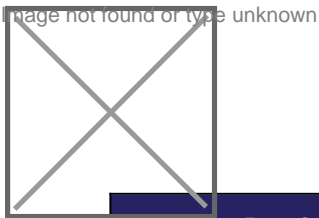
5970 G WILCOX PL
DUBLIN, OH 43016

Deed Date: 6/26/2001

Deed Volume: 0014992

Deed Page: 0000438

Instrument: 00149920000438



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TEXAS HOME MANAGEMENT INC	6/28/1995	00120230001183	0012023	0001183
ANDERSON GOODMAN WADE ENT	10/4/1990	00100650000943	0010065	0000943
EARNEST TERRY L	12/18/1986	00087840000994	0008784	0000994
EARNEST B BRUTON;EARNEST T L	4/19/1985	00081550002203	0008155	0002203
GEMCRAFT HOMES INC	2/11/1985	00080890000604	0008089	0000604
I-20 ARLINGTON DEV	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	\$187,105	\$50,895	\$238,000	\$238,000
2024	\$187,105	\$50,895	\$238,000	\$238,000
2023	\$200,000	\$40,000	\$240,000	\$240,000
2022	\$155,000	\$40,000	\$195,000	\$195,000
2021	\$148,171	\$40,000	\$188,171	\$188,171
2020	\$116,000	\$40,000	\$156,000	\$156,000

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.