



**Address:** [3611 BLUE FOREST DR](#)  
**City:** ARLINGTON  
**Georeference:** 47635-6-15  
**Subdivision:** WOODLAND SPRINGS ADDITION  
**Neighborhood Code:** 1M010F

**Latitude:** 32.6291038389  
**Longitude:** -97.1662287813  
**TAD Map:** 2102-348  
**MAPSCO:** TAR-109L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WOODLAND SPRINGS  
ADDITION Block 6 Lot 15

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1989

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$500,322

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

**Site Number:** 06126995

**Site Name:** WOODLAND SPRINGS ADDITION-6-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,391

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,866

**Land Acres<sup>\*</sup>:** 0.3183

**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:**

NANCE LIVING TRUST

**Primary Owner Address:**

3611 BLUE FOREST DR  
ARLINGTON, TX 76001

**Deed Date:** 4/2/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224056179](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NANCE HERBERT T;NANCE PATCHARE	6/17/1998	00132780000411	0013278	0000411
WORTMAN KENNETH F;WORTMAN MARGARET	4/12/1991	00102300002121	0010230	0002121
YESCONIS ROBERT R	5/31/1990	00099850002374	0009985	0002374
YESCONIS ROBERT R;YESCONIS SUE	12/4/1989	00097790001539	0009779	0001539
SEMLER TIM	9/11/1989	00097020000511	0009702	0000511
D S ENTERPRISES INC TR	1/1/1986	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 <sup>+</sup>
2025	\$388,917	\$111,405	\$500,322	\$500,322
2024	\$388,917	\$111,405	\$500,322	\$484,592
2023	\$421,068	\$111,405	\$532,473	\$440,538
2022	\$360,307	\$95,490	\$455,797	\$400,489
2021	\$304,081	\$60,000	\$364,081	\$364,081
2020	\$278,547	\$60,000	\$338,547	\$338,547

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)
- DISABLED VET 100 PCT 11.131

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.