



Address: [3401 BLUE FOREST DR](#)
City: ARLINGTON
Georeference: 47635-6-1
Subdivision: WOODLAND SPRINGS ADDITION
Neighborhood Code: 1M010F

Latitude: 32.6290653235
Longitude: -97.162719822
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 1

Jurisdictions:

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

State Code: A

Year Built: 1993

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06127347

Site Name: WOODLAND SPRINGS ADDITION-6-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,653

Percent Complete: 100%

Land Sqft^{*}: 10,265

Land Acres^{*}: 0.2356

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CALHOUN CHRISTOPHER

CALHOUN LINDSEY

Primary Owner Address:

3401 BLUE FOREST DR
ARLINGTON, TX 76001

Deed Date: 3/12/2021

Deed Volume:

Deed Page:

Instrument: [D221068650](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OP SPE PHX1 LLC	10/24/2020	D220279344		
RUTHERFORD BRENT	7/3/2013	D213174618	0000000	0000000
BOSILLO JEANNIE;BOSILLO WAYNE S	2/28/1994	00115310000965	0011531	0000965
JAMES HOMES INC	9/15/1993	00113570001049	0011357	0001049
AMERICO FINANCIAL LTD	3/27/1991	00102130000027	0010213	0000027
REDBUD CAPITAL INC	12/14/1990	00101300000283	0010130	0000283
BANK ONE	9/4/1990	00100460001964	0010046	0001964
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 ⁺
2025	\$351,400	\$82,495	\$433,895	\$433,895
2024	\$351,400	\$82,495	\$433,895	\$433,895
2023	\$378,024	\$82,495	\$460,519	\$460,519
2022	\$285,968	\$70,710	\$356,678	\$356,678
2021	\$270,653	\$60,000	\$330,653	\$330,653
2020	\$249,377	\$60,000	\$309,377	\$309,377

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.