



Address: [3416 BLUE FOREST DR](#)
City: ARLINGTON
Georeference: 47635-7-7
Subdivision: WOODLAND SPRINGS ADDITION
Neighborhood Code: 1M010F

Latitude: 32.6286641455
Longitude: -97.1642290002
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 7 Lot 7

Jurisdictions:

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

State Code: A

Year Built: 1988

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 06127568

Site Name: WOODLAND SPRINGS ADDITION-7-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,246

Percent Complete: 100%

Land Sqft^{*}: 15,466

Land Acres^{*}: 0.3550

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:

HPA II TEXAS SUB 2020-1 GA LLC

Primary Owner Address:

120 S RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

Deed Date: 1/7/2020

Deed Volume:

Deed Page:

Instrument: [D220011848](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HPA US1 LLC	7/29/2019	D219166493		
MESSER BRUCE ALAN;MESSER KAREN	7/27/1993	00111710000749	0011171	0000749
BOYD CATHERINE;BOYD JAMES H	9/11/1991	00103960001114	0010396	0001114
TILLERY ANGELINA;TILLERY CARL	2/28/1989	00095300001668	0009530	0001668
DUFFY & DUFFY BUILDERS INC	10/11/1988	00094110000951	0009411	0000951
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	\$297,380	\$124,285	\$421,665	\$421,665
2024	\$378,715	\$124,285	\$503,000	\$503,000
2023	\$379,715	\$124,285	\$504,000	\$504,000
2022	\$350,253	\$106,530	\$456,783	\$456,783
2021	\$281,967	\$60,000	\$341,967	\$341,967
2020	\$274,130	\$60,000	\$334,130	\$334,130

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.