



Address: [3401 FORESTSHIRE CT](#)
City: ARLINGTON
Georeference: 47635-7-21
Subdivision: WOODLAND SPRINGS ADDITION
Neighborhood Code: 1M010F

Latitude: 32.6273979941
Longitude: -97.1627589945
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 21

Jurisdictions:

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

State Code: A

Year Built: 1992

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 06127711

Site Name: WOODLAND SPRINGS ADDITION-7-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,458

Percent Complete: 100%

Land Sqft^{*}: 10,000

Land Acres^{*}: 0.2295

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:

BEACH MELISSA D

ALLEN CHRISTINA

Primary Owner Address:

3401 FORESTSHIRE CT
ARLINGTON, TX 76001-4844

Deed Date: 12/4/2017

Deed Volume:

Deed Page:

Instrument: [D217279340](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUTTERFIELD M S;BUTTERFIELD MARK E	10/24/2002	00160890000091	0016089	0000091
CULLEN/FROST BANK OF DALLAS	7/9/1993	00113440001287	0011344	0001287
JAMES' HOMES INC	9/4/1992	00107690001341	0010769	0001341
AMERICO FINANCIAL LTD	3/27/1991	00102130000027	0010213	0000027
REBUD 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	\$205,199	\$80,360	\$285,559	\$285,559
2024	\$264,977	\$80,360	\$345,337	\$345,337
2023	\$353,088	\$80,360	\$433,448	\$354,515
2022	\$296,187	\$68,880	\$365,067	\$322,286
2021	\$232,987	\$60,000	\$292,987	\$292,987
2020	\$232,987	\$60,000	\$292,987	\$292,987

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)

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.