



**Address:** [3502 OAK BEND DR](#)  
**City:** ARLINGTON  
**Georeference:** 30617-1-2  
**Subdivision:** OAK KNOLL ESTATES  
**Neighborhood Code:** 1L040D

**Latitude:** 32.6893780841  
**Longitude:** -97.171396527  
**TAD Map:** 2096-372  
**MAPSCO:** TAR-095F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK KNOLL ESTATES Block 1  
Lot 2

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1989

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Notice Value:** \$491,000

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

**Site Number:** 06368433

**Site Name:** OAK KNOLL ESTATES-1-2

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,886

**Land Acres<sup>\*</sup>:** 0.2040

**Pool:** Y

<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:**

BRUHN CHRISTOPHER  
BRUHN KAREN

**Primary Owner Address:**

3502 OAK BEND DR  
ARLINGTON, TX 76016-3100

**Deed Date:** 12/15/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212002445](#)

| Previous Owners               | Date      | Instrument     | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------|-------------|-----------|
| BAUDIN ANNICK M;BAUDIN JEAN A | 3/28/1991 | 00102120002339 | 0010212     | 0002339   |
| CENTEX REAL ESTATE CORP       | 1/1/1989  | 00099120001868 | 0009912     | 0001868   |

## 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 | \$324,330          | \$75,000    | \$399,330    | \$399,330                    |
| 2024 | \$416,000          | \$75,000    | \$491,000    | \$389,063                    |
| 2023 | \$438,323          | \$75,000    | \$513,323    | \$353,694                    |
| 2022 | \$350,987          | \$75,000    | \$425,987    | \$321,540                    |
| 2021 | \$333,277          | \$65,000    | \$398,277    | \$292,309                    |
| 2020 | \$259,472          | \$65,000    | \$324,472    | \$265,735                    |

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.