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**Address:** [3516 OAK BEND DR](#)  
**City:** ARLINGTON  
**Georeference:** 30617-1-9  
**Subdivision:** OAK KNOLL ESTATES  
**Neighborhood Code:** 1L040D

**Latitude:** 32.6880952834  
**Longitude:** -97.1711282946  
**TAD Map:** 2096-368  
**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 9

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1990

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$401,322

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

**Site Number:** 06368514

**Site Name:** OAK KNOLL ESTATES-1-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,602

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,579

**Land Acres<sup>\*</sup>:** 0.1740

**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:**

MONTELIUS RICHARD  
THOMAS JANET

**Primary Owner Address:**

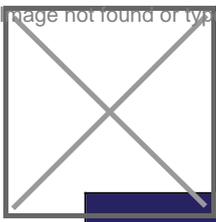
3516 OAK BEND DR  
ARLINGTON, TX 76016

**Deed Date:** 2/24/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225032024](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANSFIELD KATHARINE;MANSFIELD WM	8/4/1993	00111840000754	0011184	0000754
MUDRY DOROTHY;MUDRY JOSEPH F	5/9/1990	00099260002029	0009926	0002029
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	\$326,322	\$75,000	\$401,322	\$401,322
2024	\$326,322	\$75,000	\$401,322	\$379,390
2023	\$328,891	\$75,000	\$403,891	\$344,900
2022	\$267,158	\$75,000	\$342,158	\$313,545
2021	\$253,029	\$65,000	\$318,029	\$285,041
2020	\$194,128	\$65,000	\$259,128	\$259,128

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.