



Address: [3535 OAK BEND DR](#)
City: ARLINGTON
Georeference: 30617-2-27R
Subdivision: OAK KNOLL ESTATES
Neighborhood Code: 1L040D

Latitude: 32.6880625983
Longitude: -97.1693109212
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 2
Lot 27R

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: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 06389988

Site Name: OAK KNOLL ESTATES-2-27R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,247

Percent Complete: 100%

Land Sqft^{*}: 8,363

Land Acres^{*}: 0.1920

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:

KIRBY RYAN

KIRBY CRYSTAL

KIRBY RONNIE

Primary Owner Address:

3535 OAK BEND DR
ARLINGTON, TX 76016

Deed Date: 5/14/2021

Deed Volume:

Deed Page:

Instrument: [D221138689](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAGONER NANCY J	9/10/2013	D213241254	0000000	0000000
WAGONER NANCY;WAGONER RANDY	8/13/2013	D213215260	0000000	0000000
JOHNSON GABRIEL H	5/19/2005	D205147372	0000000	0000000
POLLOCK JANIS ANN;POLLOCK M JOHN	4/22/2004	D204137724	0000000	0000000
ROLAND JOHN;ROLAND RACHEL	12/9/1991	00104690002114	0010469	0002114
RECUPERO ANTHONY J;RECUPERO P A	7/27/1990	00099970000045	0009997	0000045
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 ⁺
2025	\$245,551	\$75,000	\$320,551	\$320,551
2024	\$310,000	\$75,000	\$385,000	\$385,000
2023	\$299,000	\$75,000	\$374,000	\$374,000
2022	\$267,102	\$75,000	\$342,102	\$342,102
2021	\$251,906	\$65,000	\$316,906	\$289,531
2020	\$198,210	\$65,000	\$263,210	\$263,210

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.