



**Address:** [3404 BLUE FOREST DR](#)  
**City:** ARLINGTON  
**Georeference:** 47635-7-3R  
**Subdivision:** WOODLAND SPRINGS ADDITION  
**Neighborhood Code:** 1M010F

**Latitude:** 32.6286719415  
**Longitude:** -97.1632347178  
**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 3R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06771823

**Site Name:** WOODLAND SPRINGS ADDITION-7-3R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,515

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,701

**Land Acres<sup>\*</sup>:** 0.1767

**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:**

WANGLIN MICHAEL

**Primary Owner Address:**

3404 BLUE FOREST DR  
TRUSTEE OF THE MICHAEL WANGLING REVOCABLE TRUST  
ARLINGTON, TX 76001

**Deed Date:** 4/24/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217098271](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WANGLIN MICHAEL JAMES	3/7/2014	<a href="#">D214045513</a>	0000000	0000000
FLOREY LAURA ORLINE	7/18/2011	<a href="#">D211223535</a>	0000000	0000000
DOWELL BARRY F;DOWELL LAURA	3/1/2010	<a href="#">D210051684</a>	0000000	0000000
FREEMAN ALICIA;FREEMAN ROBERT JR	5/25/2001	00149090000423	0014909	0000423
ELLIS DENA P;ELLIS DOUGLAS L	2/24/1997	00126890001174	0012689	0001174
CANDLEWICK HOMES INC	1/1/1995	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 <sup>+</sup>
2025	\$330,487	\$61,880	\$392,367	\$392,367
2024	\$330,487	\$61,880	\$392,367	\$392,367
2023	\$356,953	\$61,880	\$418,833	\$364,242
2022	\$304,164	\$53,040	\$357,204	\$331,129
2021	\$251,670	\$60,000	\$311,670	\$301,026
2020	\$221,456	\$60,000	\$281,456	\$273,660

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.