



**Address:** 3711 DUSTIN TR  
**City:** DALWORTHINGTON GARDENS  
**Georeference:** 31705-2-10  
**Subdivision:** PARKER HOMEPLACE ADDITION  
**Neighborhood Code:** 1L080D

**Latitude:** 32.6870910258  
**Longitude:** -97.1628909702  
**TAD Map:** 2102-368  
**MAPSCO:** TAR-095G



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** PARKER HOMEPLACE  
ADDITION Block 2 Lot 10

**Jurisdictions:**  
DALWORTHINGTON GARDENS (007)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** PEYCO SOUTHWEST REALTY INC (00506)

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

**Site Number:** 07204523  
**Site Name:** PARKER HOMEPLACE ADDITION-2-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 5,269  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 43,516  
**Land Acres<sup>\*</sup>:** 0.9990  
**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:**  
NELSON ERIC J  
NELSON CYNTHIA A  
**Primary Owner Address:**  
3711 DUSTIN TRL  
ARLINGTON, TX 76016

**Deed Date:** 12/17/1998  
**Deed Volume:** 0013589  
**Deed Page:** 0000368  
**Instrument:** 00135890000368

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARKER HOMEPLACE ADDN LTD	1/1/1998	000000000000000	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	\$731,170	\$169,830	\$901,000	\$901,000
2024	\$794,170	\$169,830	\$964,000	\$964,000
2023	\$855,170	\$169,830	\$1,025,000	\$940,500
2022	\$705,150	\$149,850	\$855,000	\$855,000
2021	\$698,150	\$149,850	\$848,000	\$848,000
2020	\$698,150	\$149,850	\$848,000	\$848,000

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.