



Address: [4312 BENT OAKS DR](#)
City: ARLINGTON
Georeference: 2411J-6-30
Subdivision: BENT OAKS ESTATES ADDITION
Neighborhood Code: 1L120D

Latitude: 32.6364279943
Longitude: -97.1772926874
TAD Map: 2096-352
MAPSCO: TAR-109E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BENT OAKS ESTATES
ADDITION Block 6 Lot 30

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KENNEDALE ISD (914)

State Code: A
Year Built: 2001
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 07623186
Site Name: BENT OAKS ESTATES ADDITION-6-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,366
Percent Complete: 100%
Land Sqft^{*}: 5,968
Land Acres^{*}: 0.1370
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
ERVIN ERIK V
Primary Owner Address:
5803 FAWN MEADOW TR
ARLINGTON, TX 76017-1973

Deed Date: 7/26/2004
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D204272837](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ERVIN ANGELA;ERVIN ERIK V	12/21/2001	00154060000287	0015406	0000287
V L S PARTNERS	1/1/2000	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 ⁺
2025	\$191,309	\$47,744	\$239,053	\$239,053
2024	\$191,309	\$47,744	\$239,053	\$239,053
2023	\$214,556	\$50,000	\$264,556	\$264,556
2022	\$175,218	\$50,000	\$225,218	\$225,218
2021	\$149,766	\$45,000	\$194,766	\$194,766
2020	\$139,160	\$45,000	\$184,160	\$184,160

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

There are no exemptions for this property

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.