



Address: [4314 FALCON PERCH CIR](#)
City: ARLINGTON
Georeference: 2411J-8-1
Subdivision: BENT OAKS ESTATES ADDITION
Neighborhood Code: 1L120D

Latitude: 32.637197042
Longitude: -97.1775372037
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 8 Lot 1

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KENNEDALE ISD (914)
State Code: A
Year Built: 2002
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 07623933
Site Name: BENT OAKS ESTATES ADDITION-8-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,656
Percent Complete: 100%
Land Sqft : 7,275
Land Acres* : 0.1670
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:
RABB ERIKA R
Primary Owner Address:
4314 FALCON PERCH CR
ARLINGTON, TX 76001

Deed Date: 12/5/2018
Deed Volume:
Deed Page:
Instrument: [D219024682](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RABB ERIKA R	6/18/2002	00157710000446	0015771	0000446
HISTORY MAKER HOMES LLC	3/26/2002	00155900000028	0015590	0000028
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	\$221,500	\$56,275	\$277,775	\$277,775
2024	\$221,500	\$56,275	\$277,775	\$277,775
2023	\$248,731	\$50,000	\$298,731	\$261,945
2022	\$202,603	\$50,000	\$252,603	\$238,132
2021	\$172,752	\$45,000	\$217,752	\$216,484
2020	\$160,302	\$45,000	\$205,302	\$196,804

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.