



Address: [4310 FALCON PERCH CIR](#)
City: ARLINGTON
Georeference: 2411J-8-2
Subdivision: BENT OAKS ESTATES ADDITION
Neighborhood Code: 1L120D

Latitude: 32.6371918125
Longitude: -97.1773482698
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 2

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: 07624077

Site Name: BENT OAKS ESTATES ADDITION-8-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,293

Percent Complete: 100%

Land Sqft^{*}: 5,532

Land Acres^{*}: 0.1269

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:

CHAMBERLAIN FAMILY LIVING TRUST

Primary Owner Address:

2343 10TH AVE E
VALE, OR 97918

Deed Date: 9/21/2018

Deed Volume:

Deed Page:

Instrument: [D218238480](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAMBERLAIN CLAIRE;CHAMBERLAIN DEREK	5/15/2012	D212133211	0000000	0000000
CWMBS INC SERIES 2004-HYB8	10/3/2011	D211244002	0000000	0000000
MINATRA PAMELA;MINATRA ROBERT B	2/4/2002	00154690000391	0015469	0000391
HISTORY MAKER HOMES LLC	11/23/2001	00153710000207	0015371	0000207
V L S PARTNERS	1/1/2000	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 ⁺
2025	\$278,760	\$44,256	\$323,016	\$323,016
2024	\$278,760	\$44,256	\$323,016	\$323,016
2023	\$313,256	\$50,000	\$363,256	\$298,280
2022	\$254,812	\$50,000	\$304,812	\$271,164
2021	\$216,990	\$45,000	\$261,990	\$246,513
2020	\$201,212	\$45,000	\$246,212	\$224,103

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.