



**Address:** [4311 BENT OAKS DR](#)  
**City:** ARLINGTON  
**Georeference:** 2411J-8-10  
**Subdivision:** BENT OAKS ESTATES ADDITION  
**Neighborhood Code:** 1L120D

**Latitude:** 32.6369053526  
**Longitude:** -97.1772889858  
**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 10

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KENNE DALE ISD (914)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320R)

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

**Site Number:** 07624255

**Site Name:** BENT OAKS ESTATES ADDITION-8-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,106

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,757

**Land Acres<sup>\*</sup>:** 0.2239

**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:**

AH4R PROPERTIES TWO LLC

**Primary Owner Address:**

23975 PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

**Deed Date:** 10/7/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221296891](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	5/28/2021	<a href="#">D221158172</a>		
FEUCHT DAVID;FEUCHT MARCIA	4/3/2002	00155940000216	0015594	0000216
HISTORY MAKER HOMES LLC	1/30/2002	00154690000414	0015469	0000414
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 <sup>+</sup>
2025	\$207,900	\$58,757	\$266,657	\$266,657
2024	\$237,929	\$58,757	\$296,686	\$296,686
2023	\$294,730	\$50,000	\$344,730	\$344,730
2022	\$247,567	\$50,000	\$297,567	\$297,567
2021	\$210,744	\$45,000	\$255,744	\$248,906
2020	\$195,380	\$45,000	\$240,380	\$226,278

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.