



**Address:** [3401 LEDBETTER CT](#)  
**City:** ARLINGTON  
**Georeference:** 23724B-1-1  
**Subdivision:** LEDBETTER PARK  
**Neighborhood Code:** 1M010M

**Latitude:** 32.632279424  
**Longitude:** -97.1626655428  
**TAD Map:** 2102-348  
**MAPSCO:** TAR-109L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LEDBETTER PARK Block 1 Lot 1

**Jurisdictions:**

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$390,188

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

**Site Number:** 40148904  
**Site Name:** LEDBETTER PARK-1-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,224  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,017  
**Land Acres<sup>\*</sup>:** 0.2070  
**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:**

LE TUAN  
NGUYEN QUY T

**Primary Owner Address:**

3401 LEDBETTER CT  
ARLINGTON, TX 76001-4858

**Deed Date:** 4/19/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217090947](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LE TUAN	3/9/2004	<a href="#">D204074541</a>	0000000	0000000
CANDLEWICK HOMES INC	5/26/2003	00167630000182	0016763	0000182
MICHLER DEVELOPMENT CORP	1/1/2002	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	\$238,325	\$72,450	\$310,775	\$294,269
2024	\$317,738	\$72,450	\$390,188	\$267,517
2023	\$332,293	\$72,450	\$404,743	\$243,197
2022	\$158,988	\$62,100	\$221,088	\$221,088
2021	\$171,088	\$50,000	\$221,088	\$221,088
2020	\$171,088	\$50,000	\$221,088	\$221,088

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.