



Address: [3405 LEDBETTER CT](#)
City: ARLINGTON
Georeference: 23724B-1-3
Subdivision: LEDBETTER PARK
Neighborhood Code: 1M010M

Latitude: 32.6322838662
Longitude: -97.1631723491
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 3

Jurisdictions:

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

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40148920

Site Name: LEDBETTER PARK-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,390

Percent Complete: 100%

Land Sqft^{*}: 7,928

Land Acres^{*}: 0.1820

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:

HPA TEXAS SUB 2016-2 LLC

Primary Owner Address:

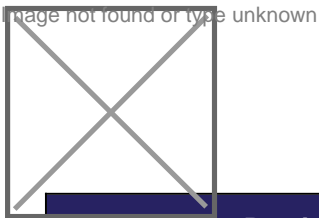
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

Deed Date: 9/13/2016

Deed Volume:

Deed Page:

Instrument: [D216223988](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SER TEXAS LLC	9/24/2013	D213252523	0000000	0000000
MCCONATHY JENNIE;MCCONATHY WARREN	8/25/2008	D208353583	0000000	0000000
ADVENTURA CONSTRUCTION INC	10/10/2007	D207369532	0000000	0000000
LINCOLN DEVELOPMENT LLC	1/2/2007	D207000838	0000000	0000000
CANDLEWICK HOMES INC	11/14/2003	D203437418	0000000	0000000
MICHLER DEVELOPMENT CORP	1/1/2002	0000000000000000	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	\$272,014	\$63,700	\$335,714	\$335,714
2024	\$312,300	\$63,700	\$376,000	\$376,000
2023	\$383,973	\$63,700	\$447,673	\$447,673
2022	\$218,982	\$54,600	\$273,582	\$273,582
2021	\$192,851	\$50,000	\$242,851	\$242,851
2020	\$192,851	\$50,000	\$242,851	\$242,851

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.