



Address: [3409 LEDBETTER CT](#)
City: ARLINGTON
Georeference: 23724B-1-5
Subdivision: LEDBETTER PARK
Neighborhood Code: 1M010M

Latitude: 32.6322885196
Longitude: -97.1636640447
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 5

Jurisdictions:

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

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$395,496

Protest Deadline Date: 5/24/2024

Site Number: 40148947

Site Name: LEDBETTER PARK-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,216

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:

EDMONDS ELIZABETH
EDMONDS ANN EST

Primary Owner Address:

3409 LEDBETTER CT
ARLINGTON, TX 76001

Deed Date: 12/13/2019

Deed Volume:

Deed Page:

Instrument: [D219287754](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|------------|----------------------------|-------------|-----------|
| KERSCHEN LAUREN E | 11/21/2011 | D212002519 | 0000000 | 0000000 |
| FEDERAL HOME LOAN MTG CORP | 2/1/2011 | D211037712 | 0000000 | 0000000 |
| LUMSDEN ROMAN | 2/7/2007 | D207054972 | 0000000 | 0000000 |
| REAL PARTNERS INC | 7/18/2005 | D205240475 | 0000000 | 0000000 |
| FORT WORTH NATIONAL BANK | 4/5/2005 | D205094425 | 0000000 | 0000000 |
| CANDLEWICK HOMES INC | 7/21/2003 | D203275983 | 0016997 | 0000093 |
| MICHLER DEVELOPMENT CORP | 1/1/2002 | 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 | \$331,796 | \$63,700 | \$395,496 | \$331,939 |
| 2024 | \$331,796 | \$63,700 | \$395,496 | \$301,763 |
| 2023 | \$324,041 | \$63,700 | \$387,741 | \$274,330 |
| 2022 | \$208,384 | \$54,600 | \$262,984 | \$249,391 |
| 2021 | \$176,719 | \$50,000 | \$226,719 | \$226,719 |
| 2020 | \$176,719 | \$50,000 | \$226,719 | \$226,719 |

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.