



Address: [3402 LEDBETTER CT](#)
City: ARLINGTON
Georeference: 23724B-1-16
Subdivision: LEDBETTER PARK
Neighborhood Code: 1M010M

Latitude: 32.6318528686
Longitude: -97.1629320418
TAD Map: 2102-348
MAPSCO: TAR-109L



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

PROPERTY DATA

Legal Description: LEDBETTER PARK Block 1 Lot 16

Jurisdictions:

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

State Code: A

Year Built: 2013

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$453,494

Protest Deadline Date: 5/24/2024

Site Number: 40149072

Site Name: LEDBETTER PARK-1-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,370

Percent Complete: 100%

Land Sqft^{*}: 8,015

Land Acres^{*}: 0.1839

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:

AMOS CARRIE
AUSTIN DONOVAN

Primary Owner Address:

3402 LEDBETTER CT
ARLINGTON, TX 76001

Deed Date: 3/27/2025

Deed Volume:

Deed Page:

Instrument: [D225052349](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NAVARRO ANSELMA PEREZ	12/13/2019	360-670390-19		
NAVARRO ANSELMA PEREZ;NEWSOME DARRYL GENE	2/25/2019	D219040096		
RIOS MATTHEW R;RIOS WHITNEY G	9/6/2013	D213237394	0000000	0000000
HARTILL DAVID W	12/31/2012	D213005361	0000000	0000000
EHL DRAKE	1/9/2012	D212013553	0000000	0000000
REAL PARTNERS INC	7/18/2005	D205240477	0000000	0000000
FORT WORTH NATIONAL BANK	4/5/2005	D205094427	0000000	0000000
CANDLEWICK HOMES INC	9/17/2003	D203354635	0000000	0000000
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	\$389,094	\$64,400	\$453,494	\$452,378
2024	\$389,094	\$64,400	\$453,494	\$376,982
2023	\$390,874	\$64,400	\$455,274	\$314,152
2022	\$230,393	\$55,200	\$285,593	\$285,593
2021	\$231,439	\$50,000	\$281,439	\$281,439
2020	\$221,022	\$50,000	\$271,022	\$271,022

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

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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.