



**Address:** [7012 BOWMAN SPRINGS RD](#)  
**City:** ARLINGTON  
**Georeference:** 23090-1-3B  
**Subdivision:** LAKE ARL ESTATES ADDITION  
**Neighborhood Code:** 1L060S

**Latitude:** 32.6784575116  
**Longitude:** -97.2192065876  
**TAD Map:** 2084-368  
**MAPSCO:** TAR-094J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKE ARL ESTATES ADDITION  
Block 1 Lot 3B

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** D1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 8/16/2024

**Site Number:** 80513034

**Site Name:** 7012 BOWMAN SPRINGS RD - VACANT LAND

**Site Class:** ResAg - Residential - Agricultural

**Parcels:** 5

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 7,405

**Land Acres<sup>\*</sup>:** 0.1700

**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:**

J&B HERTIAGE GROUP LLC

**Primary Owner Address:**

4209 BOWMAN SPRINGS RD  
ARLINGTON, TX 76016-5020

**Deed Date:** 3/28/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211078714](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARK BETTE T;PARK JIMMY F	12/10/1996	00126590001493	0012659	0001493

## 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	\$0	\$13,630	\$13,630	\$13
2024	\$0	\$13,630	\$13,630	\$13
2023	\$0	\$13,630	\$13,630	\$13
2022	\$0	\$11,536	\$11,536	\$14
2021	\$0	\$11,050	\$11,050	\$14
2020	\$0	\$11,050	\$11,050	\$15

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

- AGRICULTURAL 1D1 23.51

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.