



**Address:** [3017 SAN MARTIN DR](#)  
**City:** ARLINGTON  
**Georeference:** 31740G-1-55  
**Subdivision:** PARKS AT SUSAN DRIVE, THE  
**Neighborhood Code:** 1C041B

**Latitude:** 32.7225245621  
**Longitude:** -97.0560354099  
**TAD Map:** 2132-384  
**MAPSCO:** TAR-084Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARKS AT SUSAN DRIVE, THE  
Block 1 Lot 55

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Notice Value:** \$271,757

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

**Site Number:** 40490769

**Site Name:** PARKS AT SUSAN DRIVE, THE-1-55

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,373

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,356

**Land Acres<sup>\*</sup>:** 0.1000

**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:**

BEAN CHARLES T

**Primary Owner Address:**

3017 SAN MARTIN DR  
ARLINGTON, TX 76010

**Deed Date:** 8/3/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216187519](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES GUS A;JONES TERRY D	4/28/2005	<a href="#">D205132544</a>	0000000	0000000
CHOICE HOMES INC	7/13/2004	<a href="#">D204220412</a>	0000000	0000000
SUSAN DRIVE DEVELOPMENT LTD	1/1/2004	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 <sup>+</sup>
2025	\$226,757	\$45,000	\$271,757	\$271,757
2024	\$226,757	\$45,000	\$271,757	\$249,104
2023	\$186,217	\$45,000	\$231,217	\$226,458
2022	\$183,299	\$35,000	\$218,299	\$205,871
2021	\$154,371	\$35,000	\$189,371	\$187,155
2020	\$135,141	\$35,000	\$170,141	\$170,141

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)
- DISABLED VET 70 to 99 PCT 11.22
- SOLAR & WIND POWERED DEVICES 11.27

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.