



**Address:** [3016 CASA BELLA DR](#)  
**City:** ARLINGTON  
**Georeference:** 31740G-1-78  
**Subdivision:** PARKS AT SUSAN DRIVE, THE  
**Neighborhood Code:** 1C041B

**Latitude:** 32.722819922  
**Longitude:** -97.0560345674  
**TAD Map:** 2132-384  
**MAPSCO:** TAR-084Q



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

## PROPERTY DATA

**Legal Description:** PARKS AT SUSAN DRIVE, THE  
Block 1 Lot 78

**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:** RESOLUTE PROPERTY TAX SOLUTION (00988)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40491013

**Site Name:** PARKS AT SUSAN DRIVE, THE-1-78

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,350

**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:**

TRUE NORTH PROPERTY OWNER B LLC

**Primary Owner Address:**

PO BOX 4090  
SCOTTSDALE, AZ 85261

**Deed Date:** 3/15/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222087787](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRUE NORTH BORROWER TEXAS LLC	10/1/2021	<a href="#">D221300489</a>		
OKELO STEPHEN J II	10/16/2019	<a href="#">D221300488</a>		
WILLIAMS ROBBIE NELL EST	8/4/2017	<a href="#">D217180988</a>		
PATINO NANCY	3/24/2015	<a href="#">D215059209</a>		
FLORES WILBER	12/27/2011	<a href="#">D211311770</a>	0000000	0000000
SECRETARY OF HUD	7/12/2011	<a href="#">D211210371</a>	0000000	0000000
WELLS FARGO BANK	7/5/2011	<a href="#">D211162741</a>	0000000	0000000
ROSE NATALIE	4/14/2005	<a href="#">D205120449</a>	0000000	0000000
CHOICE HOMES INC	7/13/2004	<a href="#">D204220412</a>	0000000	0000000
SUSAN DRIVE DEVELOPMENT LTD	1/1/2004	00000000000000	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	\$144,065	\$45,000	\$189,065	\$189,065
2024	\$185,121	\$45,000	\$230,121	\$230,121
2023	\$185,121	\$45,000	\$230,121	\$230,121
2022	\$182,232	\$35,000	\$217,232	\$217,232
2021	\$153,564	\$35,000	\$188,564	\$188,564
2020	\$134,507	\$35,000	\$169,507	\$169,507

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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## Tarrant Appraisal District Property Information | PDF

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.