



**Address:** [9304 WATER BEND DR](#)  
**City:** ARLINGTON  
**Georeference:** 39762-S-2  
**Subdivision:** SOUTHWIND ADDITION  
**Neighborhood Code:** 1M070D

**Latitude:** 32.5949214666  
**Longitude:** -97.0836483386  
**TAD Map:** 2126-336  
**MAPSCO:** TAR-125D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTHWIND ADDITION Block S  
Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$417,839

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

**Site Number:** 40705382

**Site Name:** SOUTHWIND ADDITION-S-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,606

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,538

**Land Acres<sup>\*</sup>:** 0.1960

**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:**

SALMERON DANIEL FORCELLEDO

**Primary Owner Address:**

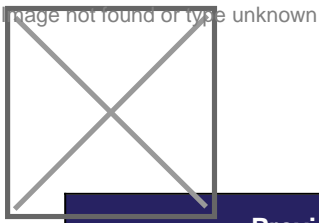
9304 WATER BEND DR  
ARLINGTON, TX 76002

**Deed Date:** 9/7/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217208320](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RODRIGUEZ JUILA;RODRIGUEZ WILFREDO	7/25/2006	<a href="#">D206229787</a>	0000000	0000000
GOODMAN FAMILY BUILDERS LP	9/8/2005	<a href="#">D205347498</a>	0000000	0000000
KIMBALL HILL HOMES DALLAS LP	1/1/2005	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	\$357,839	\$60,000	\$417,839	\$417,839
2024	\$357,839	\$60,000	\$417,839	\$392,839
2023	\$359,539	\$60,000	\$419,539	\$357,126
2022	\$289,660	\$50,000	\$339,660	\$324,660
2021	\$245,145	\$50,000	\$295,145	\$295,145
2020	\$219,685	\$50,000	\$269,685	\$269,685

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.