

Tarrant Appraisal District

Property Information | PDF

Account Number: 42771208

Address: 740 BONNET TR

City: ARLINGTON

Georeference: 2851-1-10

Subdivision: BLUEBONNET TRAILS

Neighborhood Code: A1S0102

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

PROPERTY DATA

Legal Description: BLUEBONNET TRAILS Block 1

Lot 10

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A

Year Built: 2022

Personal Property Account: N/A Agent: RYAN LLC (00672F)

Protest Deadline Date: 5/24/2024

Site Number: 800062987

Site Name: BLUEBONNET TRAILS Block 1 Lot 10

Site Class: A1 - Residential - Single Family

Latitude: 32.6430150355

TAD Map: 2114-352 **MAPSCO:** TAR-110H

Longitude: -97.1170005452

Parcels: 1

Approximate Size+++: 1,737
Percent Complete: 100%

Land Sqft*: 2,744 Land Acres*: 0.0630

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner: Deed Date: 4/17/2025

IH2 PROPERTY WEST LP

Deed Volume:

Primary Owner Address:

Deed Volume:

Deed Page:

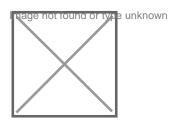
5420 LYNDON B JOHNSON FRWY STE 600
DALLAS, TX 75240
Instrument: D225070571

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFRES BLUEBONNET LLC	9/26/2023	D223178140		
BRIGHTLAND HOMES LTD	3/21/2023	7423210		
GEHAN HOMES LTD	4/4/2022	D222087935		

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$228,646	\$50,000	\$278,646	\$278,646
2024	\$273,000	\$50,000	\$323,000	\$323,000
2023	\$321,534	\$50,000	\$371,534	\$371,534
2022	\$0	\$35,000	\$35,000	\$35,000
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.