

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42771216

Address: 742 BONNET TR

City: ARLINGTON

Georeference: 2851-1-11

**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 11

**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: 800062981

Site Name: BLUEBONNET TRAILS Block 1 Lot 11

Site Class: A1 - Residential - Single Family

Latitude: 32.6430031419

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

Longitude: -97.1170763838

Parcels: 1

Approximate Size+++: 1,612
Percent Complete: 100%

**Land Sqft\***: 1,917 **Land Acres\***: 0.0440

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

IH2 PROPERTY WEST LP **Primary Owner Address:** 

5420 LYNDON B JOHNSON FRWY STE 600

DALLAS, TX 75240

**Deed Date:** 4/17/2025

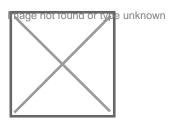
Deed Volume: Deed Page:

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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<sup>\*</sup> 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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$207,009	\$50,000	\$257,009	\$257,009
2024	\$263,000	\$50,000	\$313,000	\$313,000
2023	\$299,854	\$50,000	\$349,854	\$349,854
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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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.