



Address: [744 BONNET TR](#)
City: ARLINGTON
Georeference: 2851-1-12
Subdivision: BLUEBONNET TRAILS
Neighborhood Code: A1S0102

Latitude: 32.6429999709
Longitude: -97.1171416183
TAD Map: 2114-352
MAPSCO: TAR-110H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BLUEBONNET TRAILS Block 1
Lot 12

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: 800062985
Site Name: BLUEBONNET TRAILS Block 1 Lot 12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,624
Percent Complete: 100%
Land Sqft^{*}: 1,917
Land Acres^{*}: 0.0440
Pool: N

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

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		



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	\$227,260	\$50,000	\$277,260	\$277,260
2024	\$263,000	\$50,000	\$313,000	\$313,000
2023	\$301,259	\$50,000	\$351,259	\$351,259
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.

+ 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

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.