



**Address:** [746 BONNET TR](#)  
**City:** ARLINGTON  
**Georeference:** 2851-1-13  
**Subdivision:** BLUEBONNET TRAILS  
**Neighborhood Code:** A1S0102

**Latitude:** 32.6430007963  
**Longitude:** -97.1172159398  
**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 13

**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:** 800062995  
**Site Name:** BLUEBONNET TRAILS Block 1 Lot 13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,416  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 2,483  
**Land Acres<sup>\*</sup>:** 0.0570  
**Pool:** N

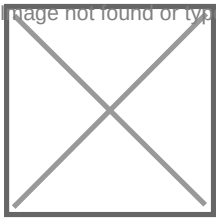
+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**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 | <a href="#">D223178140</a> |             |           |
| BRIGHTLAND HOMES LTD | 3/21/2023 | 7423210                    |             |           |
| GEHAN HOMES LTD      | 4/4/2022  | <a href="#">D222087935</a> |             |           |



## VALUES

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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 | \$218,361          | \$50,000    | \$268,361    | \$268,361                    |
| 2024 | \$252,000          | \$50,000    | \$302,000    | \$302,000                    |
| 2023 | \$279,345          | \$50,000    | \$329,345    | \$329,345                    |
| 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

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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.