

Tarrant Appraisal District

Property Information | PDF

Account Number: 42772174

Address: 6456 BLUE TR

City: ARLINGTON

Georeference: 2851-3-29

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 3

Lot 29

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)

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

MANSFIELD ISD (908)

State Code: A

Year Built: 2023

Personal Property Account: N/A

Agent: RYAN LLC (00672F)
Protest Deadline Date: 5/24/2024

+++ Rounded.

Latitude: 32.6437049499

Longitude: -97.1171945319

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



Site Number: 800062955

Site Name: BLUEBONNET TRAILS Block 3 Lot 29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,661
Percent Complete: 100%

Land Sqft*: 2,047 Land Acres*: 0.0470

Pool: N

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

OWNER INFORMATION

Current Owner: Deed Date: 12/20/2023

SFRES BLUEBONNET LLC

Primary Owner Address:

Deed Volume:

Deed Page:

GEHAN HOMES LTD

16211 N SCOTTSDALE RD A6A 228 SCOTTSDALE, AZ 85254 Instrument: D223225314

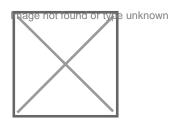
Previous Owners Date Instrument Deed Volume Deed Page

BRIGHTLAND HOMES LTD 3/21/2023 7423210

D222238873

9/29/2022

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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	\$212,954	\$50,000	\$262,954	\$262,954
2024	\$272,000	\$50,000	\$322,000	\$322,000
2023	\$0	\$35,000	\$35,000	\$35,000
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.