



## LOCATION

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**Address:** [3601 SOFT WIND CT](#)  
**City:** GRAPEVINE  
**Georeference:** 1910C-1-12  
**Subdivision:** BEAR RUN  
**Neighborhood Code:** A3H010H

**Latitude:** 32.8987825726  
**Longitude:** -97.0969875417  
**TAD Map:** 2120-448  
**MAPSCO:** TAR-041B



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** BEAR RUN Block 1 Lot 12

**Jurisdictions:**

CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 05561043

**Site Name:** BEAR RUN-1-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,843

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,880

**Land Acres<sup>\*</sup>:** 0.1808

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

ARNETT DANIELLE RENEE  
ARNETT JOHN

**Primary Owner Address:**

3601 SOFT WIND CT  
GRAPEVINE, TX 76051

**Deed Date:** 11/1/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222262373](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLUE MARLIN INVESTMENT PROPERTIES LLC	5/18/2022	<a href="#">D222130769</a>		
WATSON HOWARD D;WATSON SUSAN M	11/5/1996	00126030000326	0012603	0000326
LEWIS DAVID P RETMT TRUST	4/16/1993	00110640000063	0011064	0000063
PACIFIC TRADING PARTNERS INC	6/25/1990	00099740002244	0009974	0002244
TEXAS COMMERCE BANK FW	1/2/1990	00098010001355	0009801	0001355
BEAR RUN JV	2/5/1985	00080830000378	0008083	0000378
HEUPPELSHEUSER C R ETAL	1/1/1984	00000000000000	0000000	0000000

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$355,000	\$65,000	\$420,000	\$420,000
2023	\$344,381	\$50,000	\$394,381	\$394,381
2022	\$192,000	\$50,000	\$242,000	\$242,000
2021	\$176,000	\$50,000	\$226,000	\$226,000
2020	\$176,000	\$50,000	\$226,000	\$226,000

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

- HOMESTEAD GENERAL 11.13(b)

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.