



## LOCATION

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**Address:** [3316 ARCADIA DR](#)  
**City:** ARLINGTON  
**Georeference:** 20780H-3-17  
**Subdivision:** HUNTER BEND ADDITION  
**Neighborhood Code:** 1L130B

**Latitude:** 32.652573627  
**Longitude:** -97.1608097149  
**TAD Map:** 2102-356  
**MAPSCO:** TAR-095Y



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:** HUNTER BEND ADDITION  
Block 3 Lot 17

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1993

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06577342

**Site Name:** HUNTER BEND ADDITION-3-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,660

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,155

**Land Acres<sup>\*</sup>:** 0.3020

**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:**

WINKELMANN ERIK

**Primary Owner Address:**

3316 ARCADIA DR  
ARLINGTON, TX 76017

**Deed Date:** 5/29/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219117379](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OVERTON PHYLLIS;OVERTON RONALD E	7/7/2003	<a href="#">D203392901</a>	0017320	0000361
LEBBY GLENN M;LEBBY TERESA	11/13/2001	00152850000150	0015285	0000150
MARSICANO JOHN G;MARSICANO LINDA	1/12/1994	00114100001964	0011410	0001964
NATHAN A WATSON CO	1/1/1992	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	\$336,000	\$75,000	\$411,000	\$411,000
2023	\$357,114	\$65,000	\$422,114	\$422,114
2022	\$338,496	\$65,000	\$403,496	\$403,496
2021	\$311,873	\$25,000	\$336,873	\$336,873
2020	\$260,351	\$25,000	\$285,351	\$285,351

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.