

## LOCATION

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**Address:** [3006 CASA BELLA DR](#)  
**City:** ARLINGTON  
**Georeference:** 31740G-1-82  
**Subdivision:** PARKS AT SUSAN DRIVE, THE  
**Neighborhood Code:** 1C041B

**Latitude:** 32.7228243127  
**Longitude:** -97.0565518229  
**TAD Map:** 2132-384  
**MAPSCO:** TAR-084Q



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:** PARKS AT SUSAN DRIVE, THE  
Block 1 Lot 82

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40491064

**Site Name:** PARKS AT SUSAN DRIVE, THE-1-82

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,260

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,356

**Land Acres<sup>\*</sup>:** 0.1000

**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:**

MAKA RUJA

**Primary Owner Address:**

3006 CASA BELLA DR  
ARLINGTON, TX 76010

**Deed Date:** 12/23/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220347225](#)

| Previous Owners              | Date       | Instrument                 | Deed Volume | Deed Page |
|------------------------------|------------|----------------------------|-------------|-----------|
| RAMOS GERARDO ISAAC ROBLES   | 10/28/2019 | <a href="#">D219271363</a> |             |           |
| SU LEE S                     | 4/20/2015  | <a href="#">D215080941</a> |             |           |
| ROBLES GERARDO               | 9/12/2013  | <a href="#">D213247191</a> | 0000000     | 0000000   |
| AR KEVLAR PARTNERS LLC       | 12/6/2012  | <a href="#">D212299733</a> | 0000000     | 0000000   |
| CHI SYNDICATED HOLDINGS 2009 | 1/5/2010   | <a href="#">D210003788</a> | 0000000     | 0000000   |
| CHOICE HOMES INC             | 10/20/2005 | <a href="#">D205320200</a> | 0000000     | 0000000   |
| SUSAN DRIVE DEVELOPMENT LTD  | 1/1/2004   | 0000000000000000           | 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 | \$264,500          | \$45,000    | \$309,500    | \$309,500                    |
| 2023 | \$290,087          | \$45,000    | \$335,087    | \$330,657                    |
| 2022 | \$284,776          | \$35,000    | \$319,776    | \$300,597                    |
| 2021 | \$238,270          | \$35,000    | \$273,270    | \$273,270                    |
| 2020 | \$0                | \$35,000    | \$35,000     | \$35,000                     |

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

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.