



Address: [809 BLUE SKY DR](#)
City: ARLINGTON
Georeference: 34263B-1-14
Subdivision: RIDGE POINT ADDITION
Neighborhood Code: 1M070S

Latitude: 32.6146597619
Longitude: -97.0993190745
TAD Map: 2120-344
MAPSCO: TAR-111T



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

PROPERTY DATA

Legal Description: RIDGE POINT ADDITION Block
1 Lot 14

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: RYAN LLC (00672F)

Protest Deadline Date: 5/15/2025

Site Number: 40337030

Site Name: RIDGE POINT ADDITION-1-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,454

Percent Complete: 100%

Land Sqft^{*}: 8,059

Land Acres^{*}: 0.1850

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:

2019-1 IH BORROWER LP

Primary Owner Address:

1717 MAIN ST STE 2000
DALLAS, TX 75201

Deed Date: 6/7/2019

Deed Volume:

Deed Page:

Instrument: [D219124008](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CSH 2016-2 BORROWER LLC	11/3/2016	D216262223		
TARBERT LLC	9/4/2015	D215203496		
MORSE ROBERT LYNN	3/21/2007	D207108432	0000000	0000000
MORSE CHANDA;MORSE ROBERT	1/12/2005	D205017031	0000000	0000000
HMH LIFESTYLES LP	7/22/2004	D204241725	0000000	0000000
HISTORY MAKER HOMES LLC	12/12/2003	D204010101	0000000	0000000
METROPLEX INVESTMENT GROUP LP	1/1/2003	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$356,212	\$50,000	\$406,212	\$406,212
2023	\$344,084	\$50,000	\$394,084	\$394,084
2022	\$287,526	\$30,000	\$317,526	\$317,526
2021	\$239,845	\$30,000	\$269,845	\$269,845
2020	\$239,845	\$30,000	\$269,845	\$269,845

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.