



Address: [3036 CASA BELLA DR](#)
City: ARLINGTON
Georeference: 31740G-1-68
Subdivision: PARKS AT SUSAN DRIVE, THE
Neighborhood Code: 1C041B

Latitude: 32.7228090258
Longitude: -97.054740539
TAD Map: 2132-384
MAPSCO: TAR-084Q



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

PROPERTY DATA

Legal Description: PARKS AT SUSAN DRIVE, THE
Block 1 Lot 68

Jurisdictions:

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

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 40490904

Site Name: PARKS AT SUSAN DRIVE, THE-1-68

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,358

Percent Complete: 100%

Land Sqft^{*}: 4,356

Land Acres^{*}: 0.1000

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:
DERVISEVIC EDINA
Primary Owner Address:
3036 CASA BELLA DR
ARLINGTON, TX 76010-3713

Deed Date: 12/30/2004
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205024048](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	7/13/2004	D204220412	0000000	0000000
SUSAN DRIVE DEVELOPMENT LTD	1/1/2004	000000000000000	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	\$196,536	\$45,000	\$241,536	\$205,850
2023	\$185,475	\$45,000	\$230,475	\$187,136
2022	\$182,575	\$35,000	\$217,575	\$170,124
2021	\$153,815	\$35,000	\$188,815	\$154,658
2020	\$134,697	\$35,000	\$169,697	\$140,598

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.