



Address: [2306 LEONARD CT](#)
City: ARLINGTON
Georeference: 26498-6-2
Subdivision: MONTIE'S RANCHETTES SUB
Neighborhood Code: 1L030I

Latitude: 32.6926411227
Longitude: -97.1473277421
TAD Map: 2108-372
MAPSCO: TAR-096E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MONTIE'S RANCHETTES SUB
Block 6 Lot 2

Jurisdictions:

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

State Code: A

Year Built: 1974

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 01798294

Site Name: MONTIE'S RANCHETTES SUB-6-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,254

Percent Complete: 100%

Land Sqft^{*}: 10,000

Land Acres^{*}: 0.2295

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:

SCOTT FAMILY TRUST

Primary Owner Address:

2400 AVONHILL DR
ARLINGTON, TX 76015-1203

Deed Date: 10/15/1997

Deed Volume: 0012946

Deed Page: 0000324

Instrument: 00129460000324

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCOTT RACHEL S	12/31/1900	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	\$149,193	\$55,000	\$204,193	\$204,193
2024	\$188,000	\$55,000	\$243,000	\$243,000
2023	\$166,553	\$55,000	\$221,553	\$221,553
2022	\$160,584	\$55,000	\$215,584	\$215,584
2021	\$180,000	\$20,000	\$200,000	\$200,000
2020	\$180,000	\$20,000	\$200,000	\$200,000

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.