



**Address:** [2201 ROCKY BRANCH DR](#)  
**City:** ARLINGTON  
**Georeference:** 27623-3-8  
**Subdivision:** MC KAMY LAKES ESTATES  
**Neighborhood Code:** 1L070L

**Latitude:** 32.7088731178  
**Longitude:** -97.1916059088  
**TAD Map:** 2090-376  
**MAPSCO:** TAR-080Z



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MC KAMY LAKES ESTATES  
Block 3 Lot 8

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

**State Code:** A  
**Year Built:** 1984  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$378,356  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01854283  
**Site Name:** MC KAMY LAKES ESTATES-3-8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,281  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,970  
**Land Acres<sup>\*</sup>:** 0.2059  
**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:**  
TIPTON JIM L  
TIPTON NANCY A  
**Primary Owner Address:**  
2201 ROCKY BRANCH DR  
ARLINGTON, TX 76013-5227

**Deed Date:** 4/12/1984  
**Deed Volume:** 0007798  
**Deed Page:** 0001611  
**Instrument:** 00077980001611

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MC KAMY DEV CORP	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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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	\$303,356	\$75,000	\$378,356	\$355,045
2024	\$303,356	\$75,000	\$378,356	\$322,768
2023	\$299,000	\$70,000	\$369,000	\$293,425
2022	\$271,337	\$70,000	\$341,337	\$266,750
2021	\$172,500	\$70,000	\$242,500	\$242,500
2020	\$172,500	\$70,000	\$242,500	\$242,500

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

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- 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.