



Address: [4212 HUNTERS CT](#)
City: ARLINGTON
Georeference: 36775-5-12
Subdivision: RUSH SPRINGS ADDITION
Neighborhood Code: 1L010B

Latitude: 32.6758781932
Longitude: -97.1611080687
TAD Map: 2102-364
MAPSCO: TAR-095Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RUSH SPRINGS ADDITION
Block 5 Lot 12

Jurisdictions:

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

State Code: A

Year Built: 1980

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$290,832

Protest Deadline Date: 5/24/2024

Site Number: 02577704

Site Name: RUSH SPRINGS ADDITION-5-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,606

Percent Complete: 100%

Land Sqft^{*}: 8,680

Land Acres^{*}: 0.1992

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

CANON TRAVIS K
CANON LAURA

Primary Owner Address:

4212 HUNTERS CT
ARLINGTON, TX 76016-4802

Deed Date: 5/25/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210126736](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FARIES DONNA J	5/12/2006	000000000000000	0000000	0000000
FARIES CHARLEY E EST;FARIES DONNA	8/10/1999	00139640000259	0013964	0000259
HINSON CINDY M;HINSON THOMAS W	3/29/1983	00074800001287	0007480	0001287
RAPPORT INC OF ARLINGTON	12/31/1900	00074260001906	0007426	0001906
BRANHAM;BRANHAM DAVID	12/30/1900	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	\$233,152	\$57,680	\$290,832	\$290,832
2024	\$233,152	\$57,680	\$290,832	\$280,299
2023	\$259,810	\$50,000	\$309,810	\$254,817
2022	\$196,596	\$50,000	\$246,596	\$231,652
2021	\$184,470	\$40,000	\$224,470	\$210,593
2020	\$163,856	\$40,000	\$203,856	\$191,448

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.