



Address: [4204 HUNTERS CT](#)
City: ARLINGTON
Georeference: 36775-5-15
Subdivision: RUSH SPRINGS ADDITION
Neighborhood Code: 1L010B

Latitude: 32.6766358953
Longitude: -97.161252394
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 15

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

Protest Deadline Date: 5/24/2024

Site Number: 02577739

Site Name: RUSH SPRINGS ADDITION-5-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,527

Percent Complete: 100%

Land Sqft^{*}: 7,725

Land Acres^{*}: 0.1773

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:

CARR MELODY NICHOLS
CARR NICHOLAS HUNTER

Primary Owner Address:

4204 HUNTERS CT
ARLINGTON, TX 76016

Deed Date: 4/22/2021

Deed Volume:

Deed Page:

Instrument: [D221113708](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MICKELSON YVONNE	9/16/2016	D216220171		
KNECHT LINDSAY C	5/31/2013	D213143587	0000000	0000000
LOVE JAMES B;LOVE SHARON LILES	10/19/1988	00094130001914	0009413	0001914
FEDERAL HOME LOAN MTG CORP	12/1/1987	00091380001884	0009138	0001884
FIELDS ANNE;FIELDS CHRISTOPHER	2/1/1985	00080840001330	0008084	0001330
ROBERT MARK MERRILL	12/31/1900	00000000000000	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	\$205,006	\$56,725	\$261,731	\$261,731
2024	\$205,006	\$56,725	\$261,731	\$261,731
2023	\$230,670	\$50,000	\$280,670	\$247,082
2022	\$174,620	\$50,000	\$224,620	\$224,620
2021	\$162,943	\$40,000	\$202,943	\$201,406
2020	\$143,096	\$40,000	\$183,096	\$183,096

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.