



**Address:** [7408 LEDBETTER RD](#)  
**City:** ARLINGTON  
**Georeference:** A1323-2A05  
**Subdivision:** RUSSELL, DAVID SURVEY  
**Neighborhood Code:** 1M010A

**Latitude:** 32.6244840841  
**Longitude:** -97.1636450659  
**TAD Map:** 2102-348  
**MAPSCO:** TAR-109Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RUSSELL, DAVID SURVEY  
Abstract 1323 Tract 2A5 & 2A5A

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1963

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04513207

**Site Name:** RUSSELL, DAVID SURVEY-2A05-20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,684

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 54,031

**Land Acres<sup>\*</sup>:** 1.2404

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

KOBTY FRANCIS

**Primary Owner Address:**

PO BOX 13186  
ARLINGTON, TX 76094

**Deed Date:** 9/21/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215216002](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCONNELL DERRILL;MCCONNELL MISTY	3/23/2007	<a href="#">D207138071</a>	0000000	0000000
FEDERAL HOME LOAN MTG CORP	11/7/2006	<a href="#">D207077168</a>	0000000	0000000
HATFIELD C M;HATFIELD CHRISTINE	12/18/2001	00153440000025	0015344	0000025
VAN CLEEF KENDRA D	6/25/1997	00000000000000	0000000	0000000
KNIGHT KENDRA D	11/8/1995	00121670000036	0012167	0000036
SNIDER JOHNNIE B;SNIDER RUTH	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 <sup>+</sup>
2025	\$109,980	\$212,020	\$322,000	\$322,000
2024	\$122,980	\$212,020	\$335,000	\$335,000
2023	\$171,980	\$212,020	\$384,000	\$384,000
2022	\$32,980	\$187,020	\$220,000	\$220,000
2021	\$121,968	\$63,260	\$185,228	\$185,228
2020	\$69,624	\$48,376	\$118,000	\$118,000

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.