



**Address:** [109 CAPROCK DR](#)  
**City:** ARLINGTON  
**Georeference:** 47308-1-10  
**Subdivision:** WINDING CREEK ADDN -ARLINGTON  
**Neighborhood Code:** 1S020N

**Latitude:** 32.6504650569  
**Longitude:** -97.113918935  
**TAD Map:** 2114-356  
**MAPSCO:** TAR-110D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WINDING CREEK ADDN -  
ARLINGTON Block 1 Lot 10

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1986

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$250,014

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

**Site Number:** 05593336

**Site Name:** WINDING CREEK ADDN -ARLINGTON-1-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,432

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,426

**Land Acres<sup>\*</sup>:** 0.1245

**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:**

HANCOCK FRANK R  
HANCOCK DENISE M

**Primary Owner Address:**

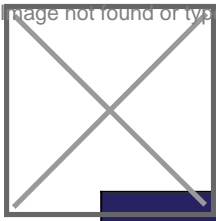
109 CAPROCK DR  
ARLINGTON, TX 76018-2281

**Deed Date:** 9/29/2000

**Deed Volume:** 0014550

**Deed Page:** 0000112

**Instrument:** 00145500000112



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HENSLEY JULIE A;HENSLEY SCOTT L	4/16/1986	00085180000066	0008518	0000066
GEMCRAFT HOMES INC	1/24/1986	00084390000103	0008439	0000103
SILCO INC	1/1/1984	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	\$201,180	\$48,834	\$250,014	\$250,014
2024	\$201,180	\$48,834	\$250,014	\$230,303
2023	\$238,688	\$20,000	\$258,688	\$209,366
2022	\$211,026	\$20,000	\$231,026	\$190,333
2021	\$163,672	\$20,000	\$183,672	\$173,030
2020	\$158,959	\$20,000	\$178,959	\$157,300

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.