



Address: [1303 ROCKY CANYON RD](#)
City: ARLINGTON
Georeference: 43995--14
Subdivision: TURNER PARK ESTATES ADDITION
Neighborhood Code: 1X110A

Latitude: 32.7706355129
Longitude: -97.1255212829
TAD Map: 2114-400
MAPSCO: TAR-068U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TURNER PARK ESTATES
ADDITION Lot 14

Jurisdictions:

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

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$1,008,892

Protest Deadline Date: 5/24/2024

Site Number: 06000142

Site Name: TURNER PARK ESTATES ADDITION-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,201

Percent Complete: 100%

Land Sqft^{*}: 51,270

Land Acres^{*}: 1.1769

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:

ADAMS MICHAEL D

ADAMS MARY E

Primary Owner Address:

1303 ROCKY CANYON RD
ARLINGTON, TX 76012-1704

Deed Date: 5/2/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208168859](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOONSMAN D ANN;KOONSMAN RONALD L	5/3/1991	00102490001652	0010249	0001652
TURNER GLONDA;TURNER WILLIAM G	1/1/1986	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	\$844,112	\$164,780	\$1,008,892	\$946,397
2024	\$844,112	\$164,780	\$1,008,892	\$860,361
2023	\$873,220	\$164,780	\$1,038,000	\$782,146
2022	\$818,055	\$164,780	\$982,835	\$711,042
2021	\$540,472	\$105,930	\$646,402	\$646,402
2020	\$540,471	\$105,930	\$646,401	\$646,401

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.