



Address: [8117 TIN CUP DR](#)
City: ARLINGTON
Georeference: 39553-10-58
Subdivision: SOUTH POINTE ADDITION
Neighborhood Code: 1M020K

Latitude: 32.6137172894
Longitude: -97.124562756
TAD Map: 2114-344
MAPSCO: TAR-110U



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

PROPERTY DATA

Legal Description: SOUTH POINTE ADDITION
Block 10 Lot 58

Jurisdictions:

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

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07222874

Site Name: SOUTH POINTE ADDITION-10-58

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,008

Percent Complete: 100%

Land Sqft^{*}: 8,145

Land Acres^{*}: 0.1869

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:

MONTOYA MARIA F

Primary Owner Address:

8117 TIN CUP DR
ARLINGTON, TX 76001-8557

Deed Date: 9/3/2015

Deed Volume:

Deed Page:

Instrument: 142-15-129232

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| MONTOYA MARIA F;MONTOYA ROBERT S | 6/30/2011 | D211206112 | 0000000 | 0000000 |
| TUBB GARRETT T | 8/12/2010 | D210198169 | 0000000 | 0000000 |
| SKA PROPERTIES LLC | 8/11/2010 | D210194718 | 0000000 | 0000000 |
| SECRETARY OF HUD | 10/21/2009 | D210079118 | 0000000 | 0000000 |
| BAC HOME LOANS SERV LP | 10/6/2009 | D209271455 | 0000000 | 0000000 |
| FLORENCE KANNIS;FLORENCE NADIA | 12/3/2007 | D207431694 | 0000000 | 0000000 |
| LHB INVESTMENTS LLC | 3/6/2007 | D207095425 | 0000000 | 0000000 |
| KENNEDY DAMIEN | 11/18/2005 | D205355963 | 0000000 | 0000000 |
| BUCKNER MICHAEL R | 6/28/2004 | D204200236 | 0000000 | 0000000 |
| SEC OF HUD | 3/10/2004 | D204090822 | 0000000 | 0000000 |
| WELLS FARGO HOME MORTGAGE INC | 1/6/2004 | D204012038 | 0000000 | 0000000 |
| GEVERS RICHARD | 6/21/2000 | 00144000000271 | 0014400 | 0000271 |
| KIMBALL HILL HOMES TEXAS INC | 7/25/1999 | 00139340000080 | 0013934 | 0000080 |
| SUNBELT LAND DEVELOPMENT | 1/1/1998 | 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 | \$343,852 | \$60,000 | \$403,852 | \$403,852 |
| 2024 | \$343,852 | \$60,000 | \$403,852 | \$403,852 |
| 2023 | \$354,998 | \$60,000 | \$414,998 | \$369,230 |
| 2022 | \$292,863 | \$45,000 | \$337,863 | \$335,664 |
| 2021 | \$260,149 | \$45,000 | \$305,149 | \$305,149 |
| 2020 | \$220,244 | \$45,000 | \$265,244 | \$265,244 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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+ 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.