

Tarrant Appraisal District

Property Information | PDF

Account Number: 40238520

Address: 8101 YUCATAN CT

City: ARLINGTON

Georeference: 23043B-B-19 Subdivision: LA FRONTERA Neighborhood Code: 1M070F **Latitude:** 32.6132094506 **Longitude:** -97.1044694549

TAD Map: 2120-344 **MAPSCO:** TAR-111S



Googlet Mapd or type unknown

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

PROPERTY DATA

Legal Description: LA FRONTERA Block B Lot 19

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A Year Built: 2008

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$456,216

Protest Deadline Date: 5/24/2024

Site Number: 40238520

Site Name: LA FRONTERA-B-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,167
Percent Complete: 100%

Land Sqft*: 10,847 Land Acres*: 0.2490

Pool: N

+++ Rounded.

OWNER INFORMATION

 Current Owner:
 Deed Date: 7/16/2009

 OKONOFUA KIM
 Deed Volume: 0000000

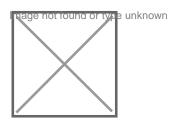
 Primary Owner Address:
 Deed Page: 0000000

 8101 YUCATAN CT
 Instrument: D209197238

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEHAN HOMES LTD	1/1/2003	00000000000000	0000000	0000000

07-26-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$401,216	\$55,000	\$456,216	\$433,374
2024	\$401,216	\$55,000	\$456,216	\$393,976
2023	\$423,743	\$55,000	\$478,743	\$358,160
2022	\$359,724	\$30,000	\$389,724	\$325,600
2021	\$266,000	\$30,000	\$296,000	\$296,000
2020	\$266,000	\$30,000	\$296,000	\$296,000

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

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.

07-26-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.