



**Address:** [8100 YUCATAN CT](#)  
**City:** ARLINGTON  
**Georeference:** 23043B-B-24  
**Subdivision:** LA FRONTERA  
**Neighborhood Code:** 1M070F

**Latitude:** 32.612924022  
**Longitude:** -97.1050399524  
**TAD Map:** 2120-344  
**MAPSCO:** TAR-111S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LA FRONTERA Block B Lot 24

**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:** 5/1/2025

**Notice Value:** \$434,280

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

**Site Number:** 40238571

**Site Name:** LA FRONTERA-B-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,906

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,740

**Land Acres<sup>\*</sup>:** 0.2465

**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:**

WYNNE RICHARD

**Primary Owner Address:**

8100 YUCATAN CT  
ARLINGTON, TX 76002

**Deed Date:** 9/27/2008

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D208378857](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEHAN HOMES LTD	1/1/2003	0000000000000000	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	\$379,280	\$55,000	\$434,280	\$434,280
2024	\$379,280	\$55,000	\$434,280	\$433,080
2023	\$400,237	\$55,000	\$455,237	\$393,709
2022	\$348,427	\$30,000	\$378,427	\$357,917
2021	\$300,266	\$30,000	\$330,266	\$325,379
2020	\$276,649	\$30,000	\$306,649	\$295,799

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.