



Address: [8116 LA FRONTERA TR](#)
City: ARLINGTON
Georeference: 23043B-H-3
Subdivision: LA FRONTERA
Neighborhood Code: 1M070F

Latitude: 32.6113342476
Longitude: -97.1041840152
TAD Map: 2120-340
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 H Lot 3

Jurisdictions:

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

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40239276
Site Name: LA FRONTERA-H-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,952
Percent Complete: 100%
Land Sqft^{*}: 8,722
Land Acres^{*}: 0.2002
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:

NICHOLSON LOREN L JR

Primary Owner Address:

8116 LA FRONTERA TR
ARLINGTON, TX 76002-4526

Deed Date: 9/21/2009
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D209253884](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------|-----------|----------------------------|-------------|-----------|
| HOWARD JOHN MITCHELL | 5/10/2006 | D206143072 | 0000000 | 0000000 |
| PULTE HOMES OF TEXAS LP | 9/12/2003 | D203358516 | 0000000 | 0000000 |
| 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$294,445 | \$55,000 | \$349,445 | \$349,445 |
| 2024 | \$294,445 | \$55,000 | \$349,445 | \$349,445 |
| 2023 | \$310,604 | \$55,000 | \$365,604 | \$319,088 |
| 2022 | \$270,755 | \$30,000 | \$300,755 | \$290,080 |
| 2021 | \$233,709 | \$30,000 | \$263,709 | \$263,709 |
| 2020 | \$215,554 | \$30,000 | \$245,554 | \$245,554 |

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.