



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.