

Tarrant Appraisal District

Property Information | PDF

Account Number: 40338363

Address: 8210 LEANING OAK CT

City: ARLINGTON

Georeference: 34263B-5-15

Subdivision: RIDGE POINT ADDITION

Neighborhood Code: 1M070S

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

PROPERTY DATA

Legal Description: RIDGE POINT ADDITION Block

5 Lot 15

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220)

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

MANSFIELD ISD (908)

State Code: A Year Built: 2004

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)
Protest Deadline Date: 5/24/2024

Site Number: 40338363

Latitude: 32.6126660369

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

Longitude: -97.0964632467

Site Name: RIDGE POINT ADDITION-5-15 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,652
Percent Complete: 100%

Land Sqft*: 7,492 Land Acres*: 0.1719

Pool: N

+++ Rounded.

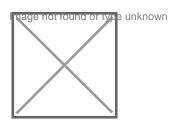
OWNER INFORMATION

Current Owner:Deed Date: 11/24/2004LEVERETT DANNYDeed Volume: 0000000Primary Owner Address:Deed Page: 00000001900 HANDLEY EDERVILLE DRInstrument: D204377486

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	5/4/2004	D204149336	0000000	0000000
HISTORY MAKER HOMES LLC	12/12/2003	D204010101	0000000	0000000
METROPLEX INVESTMENT GROUP LP	1/1/2003	00000000000000	0000000	0000000

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^{*} 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	\$257,061	\$50,000	\$307,061	\$307,061
2024	\$257,061	\$50,000	\$307,061	\$307,061
2023	\$300,000	\$50,000	\$350,000	\$350,000
2022	\$260,054	\$30,000	\$290,054	\$290,054
2021	\$212,707	\$30,000	\$242,707	\$242,707
2020	\$212,707	\$30,000	\$242,707	\$242,707

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

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

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.

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