



Address: [8210 LEANING OAK CT](#)
City: ARLINGTON
Georeference: 34263B-5-15
Subdivision: RIDGE POINT ADDITION
Neighborhood Code: 1M070S

Latitude: 32.6126660369
Longitude: -97.0964632467
TAD Map: 2120-344
MAPSCO: TAR-111T



Google Map or type unknown

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

OWNER INFORMATION

Current Owner:
LEVERETT DANNY
Primary Owner Address:
1900 HANDLEY EDERVILLE DR
FORT WORTH, TX 76118

Deed Date: 11/24/2004
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [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	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	\$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.

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

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.