



Address: [8216 LEANING OAK CT](#)
City: ARLINGTON
Georeference: 34263B-5-17
Subdivision: RIDGE POINT ADDITION
Neighborhood Code: 1M070S

Latitude: 32.6123202653
Longitude: -97.0963208155
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 17

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: None

Protest Deadline Date: 5/24/2024

Site Number: 40338398

Site Name: RIDGE POINT ADDITION-5-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,661

Percent Complete: 100%

Land Sqft^{*}: 8,146

Land Acres^{*}: 0.1870

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:

GUADARRAMA DANIELA ALEJANDRA

Primary Owner Address:

5802 MAGNUM DR
ARLINGTON, TX 76018

Deed Date: 5/6/2021

Deed Volume:

Deed Page:

Instrument: [D221129079](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PADILLA-BANUELOS REBECA	3/20/2020	D220066967		
WHITE SONEAKQUA J	5/6/2013	D213118470	0000000	0000000
SUTTON MATTHEW;SUTTON MELISSA S	7/15/2004	D204224209	0000000	0000000
HMH LIFESTYLES LP	4/28/2004	D204133629	0000000	0000000
HISTORY MAKER HOMES LLC	12/12/2003	D204010101	0000000	0000000
METROPLEX INVESTMENT GROUP LP	1/1/2003	00000000000000	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	\$240,923	\$50,000	\$290,923	\$290,923
2024	\$240,923	\$50,000	\$290,923	\$290,923
2023	\$239,418	\$50,000	\$289,418	\$289,418
2022	\$185,439	\$30,000	\$215,439	\$215,439
2021	\$177,385	\$30,000	\$207,385	\$207,385
2020	\$160,000	\$30,000	\$190,000	\$190,000

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.