



**Address:** [8201 LEANING OAK CT](#)  
**City:** ARLINGTON  
**Georeference:** 34263B-5-27  
**Subdivision:** RIDGE POINT ADDITION  
**Neighborhood Code:** 1M070S

**Latitude:** 32.613590267  
**Longitude:** -97.0963706915  
**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 27

**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:** OOWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40338509

**Site Name:** RIDGE POINT ADDITION-5-27

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,523

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,282

**Land Acres<sup>\*</sup>:** 0.2589

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SFR II TEXAS SUB 2021-3 LLC

**Primary Owner Address:**

120 S RIVERSIDE PLAZA STE 2000  
CHICAGO, IL 60606

**Deed Date:** 12/22/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222202279](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HPA US1 LLC	5/25/2021	<a href="#">D221155635</a>		
RATLIFF DEBBIE;RATLIFF JOHN	8/30/2005	<a href="#">D205264067</a>	0000000	0000000
HMH LIFESTYLES LP	7/22/2004	<a href="#">D204241725</a>	0000000	0000000
HISTORY MAKER HOMES LLC	12/12/2003	<a href="#">D204010101</a>	0000000	0000000
METROPLEX INVESTMENT GROUP LP	1/1/2003	000000000000000	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 <sup>+</sup>
2025	\$284,821	\$50,000	\$334,821	\$334,821
2024	\$344,000	\$50,000	\$394,000	\$394,000
2023	\$307,059	\$50,000	\$357,059	\$357,059
2022	\$316,531	\$30,000	\$346,531	\$346,531
2021	\$310,835	\$30,000	\$340,835	\$311,893
2020	\$288,001	\$30,000	\$318,001	\$283,539

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.