



Address: [8109 TOL TEC CT](#)
City: ARLINGTON
Georeference: 23043B-H-31
Subdivision: LA FRONTERA
Neighborhood Code: 1M070F

Latitude: 32.6079715884
Longitude: -97.1010413805
TAD Map: 2120-340
MAPSCO: TAR-111X



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 31

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

Notice Sent Date: 4/15/2025

Notice Value: \$360,867

Protest Deadline Date: 5/24/2024

Site Number: 40493016

Site Name: LA FRONTERA-H-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,234

Percent Complete: 100%

Land Sqft^{*}: 8,854

Land Acres^{*}: 0.2032

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:

SAMANO ALEXIS
SAMANO TANIA SILVIA

Primary Owner Address:

8109 TOLTEC CT
ARLINGTON, TX 76002

Deed Date: 9/13/2019

Deed Volume:

Deed Page:

Instrument: [D219211746](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMERON CARLA;CAMERON MICHAEL D	12/27/2012	D212318464	0000000	0000000
OLABISI ADEGOKE	3/31/2008	D208122382	0000000	0000000
PULTE HOMES OF TEXAS LP	2/3/2005	D205040064	0000000	0000000
GEHAN HOMES LTD	1/1/2004	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 ⁺
2025	\$305,867	\$55,000	\$360,867	\$354,312
2024	\$305,867	\$55,000	\$360,867	\$322,102
2023	\$322,945	\$55,000	\$377,945	\$292,820
2022	\$280,739	\$30,000	\$310,739	\$266,200
2021	\$212,000	\$30,000	\$242,000	\$242,000
2020	\$212,000	\$30,000	\$242,000	\$242,000

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

- 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.