



**Address:** [511 FLINTWOOD LN](#)  
**City:** ARLINGTON  
**Georeference:** 8894D-2-13  
**Subdivision:** CROSSING AT RUIDOSA RIDGE  
**Neighborhood Code:** 1M070E

**Latitude:** 32.6152874392  
**Longitude:** -97.1035603107  
**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:** CROSSING AT RUIDOSA  
RIDGE Block 2 Lot 13

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$296,431

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

**Site Number:** 40619966

**Site Name:** CROSSING AT RUIDOSA RIDGE-2-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,602

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,318

**Land Acres<sup>\*</sup>:** 0.1679

**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:**

LANGLOIS LATRICIA A  
LANGLOIS CHARLES A

**Primary Owner Address:**

511 FLINTWOOD LN  
ARLINGTON, TX 76002

**Deed Date:** 10/26/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216261192](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS LATRICIA A	9/9/2008	<a href="#">D208354956</a>	0000000	0000000
BATTEN BRANDI;BATTEN RICHARD	11/15/2007	<a href="#">D207416904</a>	0000000	0000000
DR HORTON - TEXAS 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 <sup>+</sup>
2025	\$236,431	\$60,000	\$296,431	\$296,431
2024	\$236,431	\$60,000	\$296,431	\$280,403
2023	\$251,097	\$60,000	\$311,097	\$254,912
2022	\$186,738	\$45,000	\$231,738	\$231,738
2021	\$166,231	\$45,000	\$211,231	\$211,231
2020	\$167,002	\$45,000	\$212,002	\$198,092

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.