

Tarrant Appraisal District

Property Information | PDF

Account Number: 40674266

Address: 8184 LA FRONTERA TR

City: ARLINGTON

Georeference: 23043B-I-12 Subdivision: LA FRONTERA Neighborhood Code: 1M070F Latitude: 32.6078531905 Longitude: -97.0993568361 TAD Map: 2120-340

MAPSCO: TAR-111X



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This map, content, and location of property is provided by Google Services.

## **PROPERTY DATA**

Legal Description: LA FRONTERA Block I Lot 12

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A Year Built: 2006

Personal Property Account: N/A Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 40674266

Site Name: LA FRONTERA-I-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,122
Percent Complete: 100%

Land Sqft\*: 6,055 Land Acres\*: 0.1390

Pool: N

+++ Rounded.

## OWNER INFORMATION

Current Owner:

AH4R PROPERTIES LLC

Primary Owner Address:

23975 PARK SORRENTO STE 300

CALABASAS, CA 91302

Deed Date: 4/4/2017 Deed Volume:

Deed Page:

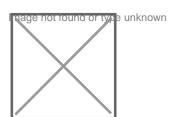
Instrument: D217089074

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAPPIN-ADDISON JENNIFER	1/11/2007	D207022319	0000000	0000000
GEHAN HOMES LTD	1/1/2004	00000000000000	0000000	0000000

## **VALUES**

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



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	\$262,641	\$55,000	\$317,641	\$317,641
2024	\$296,566	\$55,000	\$351,566	\$351,566
2023	\$315,069	\$55,000	\$370,069	\$370,069
2022	\$273,005	\$30,000	\$303,005	\$303,005
2021	\$223,660	\$30,000	\$253,660	\$253,660
2020	\$199,150	\$30,000	\$229,150	\$229,150

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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