



Address: [8103 COOKS CT](#)
City: ARLINGTON
Georeference: 34263B-8-14
Subdivision: RIDGE POINT ADDITION
Neighborhood Code: 1M070S

Latitude: 32.6142243302
Longitude: -97.0929419656
TAD Map: 2120-344
MAPSCO: TAR-111U



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
8 Lot 14

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$395,000

Protest Deadline Date: 5/24/2024

Site Number: 40713377

Site Name: RIDGE POINT ADDITION-8-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,336

Percent Complete: 100%

Land Sqft^{*}: 10,585

Land Acres^{*}: 0.2429

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:

CAIRNS MATT M
CAIRNS KIMBERLY L

Primary Owner Address:

8103 COOKS CT
ARLINGTON, TX 76002

Deed Date: 9/27/2022

Deed Volume:

Deed Page:

Instrument: 348-350102-24

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIM ALBERT LUGENE	9/26/2022	D222251061		
CAIRNS KIMBERLY;CAIRNS MATT	4/10/2006	D206106149	0000000	0000000
HMH LIFESTYLES LP	12/13/2005	D205373644	0000000	0000000
JABEZ DEVELOPMENT LP	1/1/2005	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	\$320,000	\$50,000	\$370,000	\$370,000
2024	\$345,000	\$50,000	\$395,000	\$362,365
2023	\$360,718	\$50,000	\$410,718	\$329,423
2022	\$299,009	\$30,000	\$329,009	\$299,475
2021	\$242,250	\$30,000	\$272,250	\$272,250
2020	\$245,000	\$30,000	\$275,000	\$275,000

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.