

# Tarrant Appraisal District Property Information | PDF Account Number: 02692023

# Address: 1221 ROCKY CANYON RD

City: ARLINGTON Georeference: 37655-1-1 Subdivision: SCHOONOVER, H C ADDITION Neighborhood Code: 1X110A Latitude: 32.7706289703 Longitude: -97.1249775188 TAD Map: 2114-400 MAPSCO: TAR-068U





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

### PROPERTY DATA

#### Legal Description: SCHOONOVER, H C ADDITION Block 1 Lot 1

#### Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) ARLINGTON ISD (901) State Code: A

Year Built: 1977

Personal Property Account: N/A

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 Land A

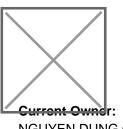
 Agent: NORTH TEXAS PROPERTY TAX SERV (00855)
 Pool: Y

Site Number: 02692023 Site Name: SCHOONOVER, H C ADDITION-1-1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 4,395 Percent Complete: 100% Land Sqft<sup>\*</sup>: 54,450 Land Acres<sup>\*</sup>: 1.2500 Pool: Y

+++ Rounded.

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

### **OWNER INFORMATION**



NGUYEN DUNG C

Primary Owner Address: 1221 ROCKY CANYON RD

ARLINGTON, TX 76012

Deed Date: 4/20/2016 Deed Volume: Deed Page: Instrument: D216082961

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEFFINGWELL JAMES F;LEFFINGWELL OLGA	6/19/2012	D212147289	000000	0000000
LEFFINGWELL JAMES F;LEFFINGWELL OLGA	6/25/2009	D210313143	000000	0000000
LEFFINGWELL JAMES F;LEFFINGWELL OLGA	10/9/2008	D208396231	000000	0000000
LEFFINGWELL JAMES F;LEFFINGWELL OLGA	6/29/2001	00149870000235	0014987	0000235
NOE MARY GENEVIEV;NOE TIMOTHY B	1/21/1997	00126510000302	0012651	0000302
WILLIAMS KARI; WILLIAMS ROBERT	7/6/1990	00099790001478	0009979	0001478
INGRAM BETTY C;INGRAM BOB M	7/1/1983	00075460000604	0007546	0000604

### 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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$724,442	\$175,000	\$899,442	\$698,775
2023	\$787,010	\$175,000	\$962,010	\$635,250
2022	\$666,297	\$175,000	\$841,297	\$577,500
2021	\$412,500	\$112,500	\$525,000	\$525,000
2020	\$449,966	\$75,034	\$525,000	\$525,000

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.