

# Tarrant Appraisal District Property Information | PDF Account Number: 04624386

## Address: <u>4212 KAY LYNN LN</u>

City: ARLINGTON Georeference: 27260--4 Subdivision: MC CARVER, J L SUBDIVISION Neighborhood Code: 1L010N Latitude: 32.6763495228 Longitude: -97.1514722967 TAD Map: 2102-364 MAPSCO: TAR-095R





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

## PROPERTY DATA

### Legal Description: MC CARVER, J L SUBDIVISION Lot 4

#### Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) ARLINGTON ISD (901)

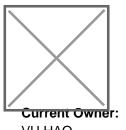
## State Code: A

Year Built: 1972 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 04624386 Site Name: MC CARVER, J L SUBDIVISION-4 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,196 Percent Complete: 100% Land Sqft<sup>\*</sup>: 37,866 Land Acres<sup>\*</sup>: 0.8693 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



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VU HAO Primary Owner Address: 4212 KAY LYNN LN ARLINGTON, TX 76016 Deed Date: 10/6/2017 Deed Volume: Deed Page: Instrument: D217233887

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MABRY CONSTANCE EST	12/31/1900	000000000000000000000000000000000000000	000000	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	\$0	\$0	\$0	\$0
2024	\$273,208	\$94,626	\$367,834	\$308,238
2023	\$279,374	\$94,626	\$374,000	\$280,216
2022	\$218,586	\$72,040	\$290,626	\$254,742
2021	\$179,861	\$51,723	\$231,584	\$231,584
2020	\$187,277	\$51,723	\$239,000	\$239,000

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.