

# Tarrant Appraisal District Property Information | PDF Account Number: 06000142

## Address: 1303 ROCKY CANYON RD

City: ARLINGTON Georeference: 43995--14 Subdivision: TURNER PARK ESTATES ADDITION Neighborhood Code: 1X110A Latitude: 32.7706355129 Longitude: -97.1255212829 TAD Map: 2114-400 MAPSCO: TAR-068U





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

## PROPERTY DATA

#### Legal Description: TURNER PARK ESTATES ADDITION Lot 14

#### Jurisdictions:

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

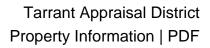
State Code: A

Year Built: 1985 Personal Property Account: N/A Agent: TEXAS TAX PROTEST (05909) Site Number: 06000142 Site Name: TURNER PARK ESTATES ADDITION-14 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 6,201 Percent Complete: 100% Land Sqft<sup>\*</sup>: 51,270 Land Acres<sup>\*</sup>: 1.1769 Pool: Y

+++ Rounded.

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

## **OWNER INFORMATION**





ADAMS MARY E Primary Owner Address:

1303 ROCKY CANYON RD ARLINGTON, TX 76012-1704 Deed Date: 5/2/2008 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D208168859

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOONSMAN D ANN;KOONSMAN RONALD L	5/3/1991	00102490001652	0010249	0001652
TURNER GLONDA;TURNER WILLIAM G	1/1/1986	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	\$844,112	\$164,780	\$1,008,892	\$860,361
2023	\$873,220	\$164,780	\$1,038,000	\$782,146
2022	\$818,055	\$164,780	\$982,835	\$711,042
2021	\$540,472	\$105,930	\$646,402	\$646,402
2020	\$540,471	\$105,930	\$646,401	\$646,401

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.