

## LOCATION

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**Address:** [504 KINGSCOTE CT](#)  
**City:** ARLINGTON  
**Georeference:** 40622-1-19  
**Subdivision:** STRATFORD COURTS  
**Neighborhood Code:** A1A010R

**Latitude:** 32.7319457091  
**Longitude:** -97.1041420962  
**TAD Map:** 2120-384  
**MAPSCO:** TAR-083K



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** STRATFORD COURTS Block 1  
Lot 19

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40341011  
**Site Name:** STRATFORD COURTS-1-19  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,366  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 3,000  
**Land Acres<sup>\*</sup>:** 0.0688  
**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

PHILLIPS NICOLE

**Primary Owner Address:**

3498 COUNTY ROAD 215  
FALLS CITY, TX 78113

**Deed Date:** 3/17/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223048130](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILLIPS KEITH A;PHILLIPS NICOLE ANN	9/28/2017	<a href="#">D217229673</a>		
PHILLIPS NICOLE ANN	5/25/2006	00000000000000	0000000	0000000
RUTKOWSKI NICOLE A	10/22/2004	<a href="#">D204335572</a>	0000000	0000000
HUFFMAN GROUP LLC THE	5/8/2003	<a href="#">D204084403</a>	0000000	0000000
D HUFFMAN CUSTOM HOMES LLC	1/1/2003	00000000000000	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$162,725	\$50,000	\$212,725	\$212,725
2023	\$218,953	\$50,000	\$268,953	\$268,953
2022	\$218,235	\$30,000	\$248,235	\$248,235
2021	\$158,819	\$30,000	\$188,819	\$188,819
2020	\$159,566	\$30,000	\$189,566	\$189,566

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

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.