



## LOCATION

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**Address:** [8218 LEANING OAK CT](#)  
**City:** ARLINGTON  
**Georeference:** 34263B-5-18  
**Subdivision:** RIDGE POINT ADDITION  
**Neighborhood Code:** 1M070S

**Latitude:** 32.6121299069  
**Longitude:** -97.0961258162  
**TAD Map:** 2120-344  
**MAPSCO:** TAR-111T



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:** RIDGE POINT ADDITION Block  
5 Lot 18

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40338401

**Site Name:** RIDGE POINT ADDITION-5-18

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,037

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,504

**Land Acres<sup>\*</sup>:** 0.3100

**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:**

NGUYEN PHUONG

NGUYEN VANNGA

**Primary Owner Address:**

8218 LEANING OAK CT  
ARLINGTON, TX 76002-3017

**Deed Date:** 10/28/2009

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D209294350](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HERNANDEZ ANNA I;HERNANDEZ JIMMY	7/29/2004	<a href="#">D204240315</a>	0000000	0000000
HISTORY MAKER HOMES LLC	12/12/2003	<a href="#">D204010101</a>	0000000	0000000
METROPLEX INVESTMENT GROUP LP	1/1/2003	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$373,330	\$50,000	\$423,330	\$363,721
2023	\$370,922	\$50,000	\$420,922	\$330,655
2022	\$276,438	\$30,000	\$306,438	\$300,595
2021	\$243,268	\$30,000	\$273,268	\$273,268
2020	\$252,986	\$30,000	\$282,986	\$269,807

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.