



**Address:** [3904 CROSS HILL CT](#)  
**City:** ARLINGTON  
**Georeference:** 8875-1-17  
**Subdivision:** CROSS BEND ADDITION  
**Neighborhood Code:** 1L040G

**Latitude:** 32.6833422196  
**Longitude:** -97.1747282541  
**TAD Map:** 2096-368  
**MAPSCO:** TAR-095K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CROSS BEND ADDITION Block  
1 Lot 17

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$589,828

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00669377

**Site Name:** CROSS BEND ADDITION-1-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,493

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,700

**Land Acres<sup>\*</sup>:** 0.1767

**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

**Current Owner:**

VILLANUEVA ERIN B  
VILLANUEVA NIMROD

**Primary Owner Address:**

3904 CROSS HILL CT  
ARLINGTON, TX 76016

**Deed Date:** 5/17/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219106126](#)

| Previous Owners                  | Date       | Instrument                 | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| TENFOLD TALENTS LLC              | 6/28/2018  | <a href="#">D218142508</a> |             |           |
| WYSE ADAM T;WYSE ADRIENNE S      | 6/24/2016  | <a href="#">D216144396</a> |             |           |
| WYSE ADRIENNE SCOTT              | 3/17/2008  | 00000000000000             | 0000000     | 0000000   |
| CREGAR ADRIENNE SCOTT            | 5/8/2007   | <a href="#">D207169605</a> | 0000000     | 0000000   |
| CREGAR ADRIENNE S;CREGAR DAVID L | 7/2/2003   | 00169450000148             | 0016945     | 0000148   |
| CREGAR ADRIENNE S                | 2/9/1995   | 00118870002259             | 0011887     | 0002259   |
| CREGAR ADRIENNE;CREGAR DAVID L   | 8/28/1992  | 00107710000001             | 0010771     | 0000001   |
| KARGER KENNETH STEVEN            | 8/27/1992  | 00107700002400             | 0010770     | 0002400   |
| KARGER KENNETH S;KARGER MARSHA C | 3/3/1989   | 00095410001614             | 0009541     | 0001614   |
| BROUSSARD DONALD C TR            | 3/7/1988   | 00092120001448             | 0009212     | 0001448   |
| WILLIAMS D L;WILLIAMS JOHNNY R   | 9/26/1983  | 00076250001210             | 0007625     | 0001210   |
| HOME SAVINGS OF AMERICA          | 12/31/1900 | 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 | \$438,300          | \$56,700    | \$495,000    | \$495,000                    |
| 2024 | \$533,128          | \$56,700    | \$589,828    | \$551,855                    |
| 2023 | \$448,925          | \$60,000    | \$508,925    | \$501,686                    |
| 2022 | \$407,086          | \$60,000    | \$467,086    | \$456,078                    |
| 2021 | \$354,616          | \$60,000    | \$414,616    | \$414,616                    |
| 2020 | \$326,923          | \$60,000    | \$386,923    | \$386,923                    |

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

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- 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.