



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⁺⁺⁺: 3,493

Percent Complete: 100%

Land Sqft^{*}: 7,700

Land Acres^{*}: 0.1767

Pool: N

⁺⁺⁺ Rounded.

^{*} 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	D218142508		
WYSE ADAM T;WYSE ADRIENNE S	6/24/2016	D216144396		
WYSE ADRIENNE SCOTT	3/17/2008	00000000000000	0000000	0000000
CREGAR ADRIENNE SCOTT	5/8/2007	D207169605	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 ⁺
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

- 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.