



**Address:** [4109 CROSS BEND DR](#)  
**City:** ARLINGTON  
**Georeference:** 8875-2-9R  
**Subdivision:** CROSS BEND ADDITION  
**Neighborhood Code:** 1L040G

**Latitude:** 32.6842269649  
**Longitude:** -97.1751985912  
**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  
2 Lot 9R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1980

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$423,251

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

**Site Number:** 00669644

**Site Name:** CROSS BEND ADDITION-2-9R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,820

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 24,000

**Land Acres<sup>\*</sup>:** 0.5509

**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:**

SPAIN MARY  
SPAIN WILLIAM

**Primary Owner Address:**

4906 HIGH CREEK DR  
ARLINGTON, TX 76017

**Deed Date:** 10/23/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220277645](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRICORP MANAGEMENT LLC	7/31/2020	<a href="#">D220277604</a>		
TRICORP MANAGEMENT LLC	7/31/2020	<a href="#">D220192005</a>		
TRYON WILLIAM P	7/15/1999	00151440000329	0015144	0000329
TRYON WM PARSHALL JR	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	\$368,501	\$54,750	\$423,251	\$423,251
2024	\$368,501	\$54,750	\$423,251	\$420,120
2023	\$371,651	\$67,500	\$439,151	\$381,927
2022	\$283,680	\$67,500	\$351,180	\$347,206
2021	\$248,142	\$67,500	\$315,642	\$315,642
2020	\$234,544	\$67,500	\$302,044	\$289,892

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.