



Address: [3912 RUSTIC FOREST TR](#)
City: ARLINGTON
Georeference: 26255-4-7
Subdivision: MISSION RIDGE ESTATES ADDN
Neighborhood Code: 1L070E

Latitude: 32.6842370648
Longitude: -97.1970218206
TAD Map: 2090-368
MAPSCO: TAR-094L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MISSION RIDGE ESTATES
ADDN Block 4 Lot 7

Jurisdictions:

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

State Code: A

Year Built: 1977

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01785516

Site Name: MISSION RIDGE ESTATES ADDN-4-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,926

Percent Complete: 100%

Land Sqft^{*}: 4,515

Land Acres^{*}: 0.1036

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:

RILEY NICOLE
TORRES MARCO

Primary Owner Address:

3912 RUSTIC FOREST TRL
ARLINGTON, TX 76016

Deed Date: 7/17/2020

Deed Volume:

Deed Page:

Instrument: [D220172540](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARKS RANDY WARD	9/9/2005	D205278549	0000000	0000000
REED BENNY J JR; REED LEISA D	12/20/1996	00126270001145	0012627	0001145
VALENTINE JAMES R	12/31/1900	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 ⁺
2025	\$254,112	\$36,120	\$290,232	\$290,232
2024	\$254,112	\$36,120	\$290,232	\$290,232
2023	\$231,000	\$50,000	\$281,000	\$281,000
2022	\$216,726	\$50,000	\$266,726	\$266,726
2021	\$193,767	\$45,000	\$238,767	\$238,767
2020	\$172,887	\$45,000	\$217,887	\$217,887

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.