



**Address:** [3904 RUSTIC FOREST TR](#)  
**City:** ARLINGTON  
**Georeference:** 26255-4-11  
**Subdivision:** MISSION RIDGE ESTATES ADDN  
**Neighborhood Code:** 1L070E

**Latitude:** 32.6849599737  
**Longitude:** -97.1973985708  
**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 11

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$306,410

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

**Site Number:** 01785559

**Site Name:** MISSION RIDGE ESTATES ADDN-4-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,809

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,770

**Land Acres<sup>\*</sup>:** 0.1783

**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:**

FERGUSON JAN C

**Primary Owner Address:**

3904 RUSTIC FOREST TR  
ARLINGTON, TX 76016-2767

**Deed Date:** 4/24/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212099756](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH MARY SUE	1/24/1995	00118640000497	0011864	0000497
POWELL LURLENE;POWELL RAY W	3/3/1994	00114830000708	0011483	0000708
HILL LISA LYNN	11/9/1988	00000000000000	0000000	0000000
HILL FRANK WARREN	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	\$249,640	\$56,770	\$306,410	\$306,410
2024	\$249,640	\$56,770	\$306,410	\$295,216
2023	\$247,043	\$50,000	\$297,043	\$268,378
2022	\$213,113	\$50,000	\$263,113	\$243,980
2021	\$190,688	\$45,000	\$235,688	\$221,800
2020	\$170,298	\$45,000	\$215,298	\$201,636

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.