



Address: [3204 HERITAGE CT](#)
City: ARLINGTON
Georeference: 30675-2-31
Subdivision: OAK RIDGE ESTATES (ARLINGTON)
Neighborhood Code: 1L060Y

Latitude: 32.6928201178
Longitude: -97.2042042966
TAD Map: 2090-372
MAPSCO: TAR-094G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OAK RIDGE ESTATES
(ARLINGTON) Block 2 Lot 31

Jurisdictions:

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

State Code: A

Year Built: 1988

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$427,698

Protest Deadline Date: 5/24/2024

Site Number: 02034530

Site Name: OAK RIDGE ESTATES (ARLINGTON)-2-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,394

Percent Complete: 100%

Land Sqft^{*}: 10,800

Land Acres^{*}: 0.2479

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MCCRACKEN GARY
MCCRACKEN JOANN

Primary Owner Address:

3204 HERITAGE CT
ARLINGTON, TX 76016-2011

Deed Date: 3/13/1997

Deed Volume: 0012704

Deed Page: 0000739

Instrument: 00127040000739

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GLASS LARRY O;GLASS VICKIE L	10/27/1988	00094240001554	0009424	0001554
MAGNA CONSTRUCTION COMPANY	6/30/1988	00093190001332	0009319	0001332
TEHAS DEVELOPMENT CO	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	\$352,698	\$75,000	\$427,698	\$427,698
2024	\$352,698	\$75,000	\$427,698	\$392,629
2023	\$364,576	\$70,000	\$434,576	\$356,935
2022	\$294,323	\$70,000	\$364,323	\$324,486
2021	\$224,987	\$70,000	\$294,987	\$294,987
2020	\$226,589	\$70,000	\$296,589	\$296,589

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.