



Address: [2304 OAK FOREST CT](#)
City: ARLINGTON
Georeference: 30885-14-28
Subdivision: OAKS, THE (ARLINGTON)
Neighborhood Code: 1X020B

Latitude: 32.7521489547
Longitude: -97.1474788313
TAD Map: 2108-392
MAPSCO: TAR-082A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OAKS, THE (ARLINGTON) Block
14 Lot 28

Jurisdictions:

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

State Code: A

Year Built: 1973

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03118681

Site Name: OAKS, THE (ARLINGTON)-14-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,433

Percent Complete: 100%

Land Sqft^{*}: 11,400

Land Acres^{*}: 0.2617

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:

FRANCIS KRYSTAL

Primary Owner Address:

2304 OAK FOREST CT
ARLINGTON, TX 76012

Deed Date: 10/23/2020

Deed Volume:

Deed Page:

Instrument: [D220278506](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANCIS DARLEEN	7/17/2020	D220174261		
PARSONS GREGORY;PARSONS T L SMITH	5/28/2013	D213135651	0000000	0000000
HEFNER GREGORY MOTSCH;HEFNER MARK	3/30/2001	00149470000473	0014947	0000473
WHINERY CONNIE L;WHINERY DENNY C	12/1/1993	00113510001927	0011351	0001927
CORL DAVID N	4/1/1993	00110060000477	0011006	0000477
FORGEY FRED ALLEN	9/30/1991	00104150000576	0010415	0000576
FIRST WISCONSIN TRUST CO	2/5/1991	00101750002359	0010175	0002359
BRANDIBAS VIRGINIA;BRANDIBAS ZEPHIRIN	8/1/1983	00076010001867	0007601	0001867
MELILLO ALFRED	12/31/1900	00067400001508	0006740	0001508

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	\$295,000	\$65,000	\$360,000	\$360,000
2024	\$295,000	\$65,000	\$360,000	\$360,000
2023	\$330,455	\$65,000	\$395,455	\$352,000
2022	\$255,000	\$65,000	\$320,000	\$320,000
2021	\$265,000	\$55,000	\$320,000	\$320,000
2020	\$216,515	\$55,000	\$271,515	\$271,515

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.