



Address: [4305 CRANBROOK DR](#)
City: ARLINGTON
Georeference: 47515-M-18
Subdivision: WOODFIELD ADDITION (ARLINGTON)
Neighborhood Code: 1L060L

Latitude: 32.6762757177
Longitude: -97.2101789398
TAD Map: 2084-364
MAPSCO: TAR-094P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOODFIELD ADDITION
(ARLINGTON) Block M Lot 18

Jurisdictions:

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

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: PEYCO SOUTHWEST REALTY INC (00596)

Protest Deadline Date: 5/24/2024

Site Number: 03608522

Site Name: WOODFIELD ADDITION (ARLINGTON)-M-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,211

Percent Complete: 100%

Land Sqft^{*}: 7,770

Land Acres^{*}: 0.1783

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

THE REVOCABLE TRUST OF CHRISTINE H HUYNH

Primary Owner Address:

4305 CRANBROOK DR
ARLINGTON, TX 76016

Deed Date: 11/12/2021

Deed Volume:

Deed Page:

Instrument: [D221335469](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------------------|-------------|-----------|
| BRECKENRIDGE PROPERTY FUND 2016 LLC | 4/23/2021 | D221116623 | | |
| OWLIA PROPERTIES LLC | 3/5/2021 | D221063345 | | |
| MAY RIVER INVESTMENTS LLC | 6/1/2005 | D205154678 | 0000000 | 0000000 |
| CRANE CINDA A;CRANE KENNETH H | 8/15/1997 | 00128740000353 | 0012874 | 0000353 |
| OWEN GRADY MICHAEL;OWEN S L | 5/27/1987 | 00089640000518 | 0008964 | 0000518 |
| OWEN CHARLES L;OWEN DANIELE A | 12/31/1900 | 00069020001198 | 0006902 | 0001198 |

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 | \$203,230 | \$56,770 | \$260,000 | \$260,000 |
| 2024 | \$229,230 | \$56,770 | \$286,000 | \$286,000 |
| 2023 | \$257,000 | \$45,000 | \$302,000 | \$302,000 |
| 2022 | \$237,189 | \$45,000 | \$282,189 | \$282,189 |
| 2021 | \$192,155 | \$40,000 | \$232,155 | \$232,155 |
| 2020 | \$165,000 | \$40,000 | \$205,000 | \$205,000 |

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.