



**Address:** [2417 CROSS TIMBERS TR](#)  
**City:** ARLINGTON  
**Georeference:** 47700-2-7  
**Subdivision:** WOODRIDGE ADDITION (ARLINGTON)  
**Neighborhood Code:** 1X130B

**Latitude:** 32.7761568002  
**Longitude:** -97.0694331034  
**TAD Map:** 2132-400  
**MAPSCO:** TAR-070N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WOODRIDGE ADDITION  
(ARLINGTON) Block 2 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:** 1989

**Personal Property Account:** N/A

**Agent:** ROBERT OLA COMPANY LLC dba OLA TAX (000955)

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

**Site Number:** 03651606

**Site Name:** WOODRIDGE ADDITION (ARLINGTON)-2-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,217

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,700

**Land Acres<sup>\*</sup>:** 0.1767

<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:**

PHAM PETER D  
NGUYEN TUOI THI

**Primary Owner Address:**

2417 CROSS TIMBERS TR  
ARLINGTON, TX 76006-4835

**Deed Date:** 12/23/1991

**Deed Volume:** 0010494

**Deed Page:** 0002137

**Instrument:** 00104940002137

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRUDENTIAL RELOCATION MGMT	8/19/1991	00103710001451	0010371	0001451
WEBER CHRISTINE;WEBER ULRICH F	8/30/1989	00096900001192	0009690	0001192
R J ALDRIEDGE COMPANIES INC	6/27/1988	00093150001256	0009315	0001256
THOMASON RAYMOND JR	12/27/1984	00080450002232	0008045	0002232
HERITAGE HOMES INC	7/12/1983	00075580000071	0007558	0000071
KEN-RAN PROPERTIES INC	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	\$313,000	\$55,000	\$368,000	\$368,000
2024	\$313,000	\$55,000	\$368,000	\$368,000
2023	\$290,000	\$55,000	\$345,000	\$335,500
2022	\$250,000	\$55,000	\$305,000	\$305,000
2021	\$250,000	\$55,000	\$305,000	\$294,800
2020	\$213,000	\$55,000	\$268,000	\$268,000

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.