



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⁺⁺⁺: 2,217

Percent Complete: 100%

Land Sqft^{*}: 7,700

Land Acres^{*}: 0.1767

⁺⁺⁺ Rounded.

^{*} 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 ⁺
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.