



Address: [2701 CRYSTAL CIR](#)
City: ARLINGTON
Georeference: 31804-10-16
Subdivision: PARKWAY NORTH
Neighborhood Code: 1X120A

Latitude: 32.7819046233
Longitude: -97.1052342594
TAD Map: 2120-404
MAPSCO: TAR-069J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARKWAY NORTH Block 10 Lot 16

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$440,774

Protest Deadline Date: 5/24/2024

Site Number: 04761529

Site Name: PARKWAY NORTH-10-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,610

Percent Complete: 100%

Land Sqft^{*}: 13,020

Land Acres^{*}: 0.2988

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:

FRASER DAVID C
FRASER C LYNN

Primary Owner Address:

2701 CRYSTAL CIR
ARLINGTON, TX 76006-3709

Deed Date: 6/18/1996

Deed Volume: 0012407

Deed Page: 0001641

Instrument: 00124070001641

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES DENESE A;JONES THOMAS G	6/30/1989	00096460001127	0009646	0001127
UNIVERSAL SAVINGS ASSN	12/1/1987	00091330000102	0009133	0000102
AUSTIN CAROLYN;AUSTIN G W SIBLEY	5/23/1985	00081930000857	0008193	0000857
ADAMS WILLIAM A	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	\$365,774	\$75,000	\$440,774	\$440,774
2024	\$365,774	\$75,000	\$440,774	\$435,578
2023	\$343,416	\$75,000	\$418,416	\$395,980
2022	\$293,200	\$75,000	\$368,200	\$359,982
2021	\$252,256	\$75,000	\$327,256	\$327,256
2020	\$239,214	\$75,000	\$314,214	\$314,214

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.