



Address: [4300 CYPRESS SPRINGS CT](#)
City: ARLINGTON
Georeference: 10965-1-1
Subdivision: EDGEVIEW ADDITION
Neighborhood Code: 1L120E

Latitude: 32.6386045256
Longitude: -97.1761833522
TAD Map: 2096-352
MAPSCO: TAR-109F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDGEVIEW ADDITION Block 1
Lot 1

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KENNE DALE ISD (914)

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 04786785

Site Name: EDGEVIEW ADDITION-1-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,550

Percent Complete: 100%

Land Sqft^{*}: 8,457

Land Acres^{*}: 0.1941

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

GUERRA ROBERTO

GUERRA SARAH

Primary Owner Address:

4300 CYPRESS SPRINGS CT
ARLINGTON, TX 76001

Deed Date: 2/15/2018

Deed Volume:

Deed Page:

Instrument: [D218033826](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WADE CHERRY	10/29/2009	D209294332	0000000	0000000
DAVIDSON LARRY R;DAVIDSON TINA CARO	9/24/1990	00100530001638	0010053	0001638
SCHRADER ANN S;SCHRADER JOHN A	10/19/1983	00076450000299	0007645	0000299
E A HOTT 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	\$196,869	\$57,457	\$254,326	\$254,326
2024	\$196,869	\$57,457	\$254,326	\$254,326
2023	\$239,070	\$40,000	\$279,070	\$279,070
2022	\$187,159	\$40,000	\$227,159	\$227,159
2021	\$160,560	\$40,000	\$200,560	\$200,560
2020	\$140,837	\$40,000	\$180,837	\$180,837

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

There are no exemptions for this property

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.