



Address: [4202 CYPRESS SPRINGS DR](#)
City: ARLINGTON
Georeference: 10965-4-3
Subdivision: EDGEVIEW ADDITION
Neighborhood Code: 1L120E

Latitude: 32.6385887893
Longitude: -97.1744703433
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 4
Lot 3

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: 04787145

Site Name: EDGEVIEW ADDITION-4-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,395

Percent Complete: 100%

Land Sqft^{*}: 7,051

Land Acres^{*}: 0.1618

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:

ROLADER ARTHUR

Primary Owner Address:

2213 FOREST CREEK DR
MANSFIELD, TX 76063-7699

Deed Date: 12/29/2014

Deed Volume:

Deed Page:

Instrument: [D214280911](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA ROEL	8/18/2011	D211202046	0000000	0000000
FINLEY FRANKLIN T	8/9/2010	D210200014	0000000	0000000
FINLEY FRANKLIN;FINLEY LEA A EST	7/31/2007	D207314433	0000000	0000000
PRICHARD LEA ANN	7/1/1992	00107180000590	0010718	0000590
RTC	3/3/1992	00105660000008	0010566	0000008
KICKLIGHTER PAUL R	6/5/1986	00085700000054	0008570	0000054
NOWLIN SAVINGS ASSOC	1/9/1986	00084230000892	0008423	0000892
HOTT E A	1/20/1984	00077540000410	0007754	0000410
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	\$159,949	\$56,051	\$216,000	\$216,000
2024	\$177,949	\$56,051	\$234,000	\$234,000
2023	\$200,000	\$40,000	\$240,000	\$240,000
2022	\$175,632	\$40,000	\$215,632	\$215,632
2021	\$135,000	\$40,000	\$175,000	\$175,000
2020	\$105,753	\$40,000	\$145,753	\$145,753

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.