



Address: [4204 CYPRESS SPRINGS DR](#)
City: ARLINGTON
Georeference: 10965-4-4
Subdivision: EDGEVIEW ADDITION
Neighborhood Code: 1L120E

Latitude: 32.6385913177
Longitude: -97.1746874753
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 4

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: 04787153

Site Name: EDGEVIEW ADDITION-4-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,233

Percent Complete: 100%

Land Sqft^{*}: 7,053

Land Acres^{*}: 0.1619

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:

PHAM HOA T
NGUYEN PHUONG U

Primary Owner Address:

8321 SNOW EGRET WAY
FORT WORTH, TX 76118

Deed Date: 3/5/2020

Deed Volume:

Deed Page:

Instrument: [D220057221](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	1/15/2020	D220011388		
COX MARK E	7/11/2016	D216157791		
ELLIS MICHAEL T	3/24/2000	00142740000431	0014274	0000431
GENTRY ANGELA	11/30/1990	00101130000945	0010113	0000945
RESOLUTION TRUST CORP	6/5/1990	00099530002379	0009953	0002379
PACKARD JAMES;PACKARD MARIANNE	6/5/1986	00085690002393	0008569	0002393
NOWLIN SAVINGS ASSOC	1/9/1986	00084230000589	0008423	0000589
HOTT E A	1/20/1984	00077220000410	0007722	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	\$133,947	\$56,053	\$190,000	\$190,000
2024	\$148,947	\$56,053	\$205,000	\$205,000
2023	\$208,486	\$40,000	\$248,486	\$248,486
2022	\$159,000	\$40,000	\$199,000	\$199,000
2021	\$140,420	\$40,000	\$180,420	\$180,420
2020	\$123,326	\$40,000	\$163,326	\$163,326

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.