



**Address:** [4206 CYPRESS SPRINGS DR](#)  
**City:** ARLINGTON  
**Georeference:** 10965-4-5  
**Subdivision:** EDGEVIEW ADDITION  
**Neighborhood Code:** 1L120E

**Latitude:** 32.6385943582  
**Longitude:** -97.1749029246  
**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 5

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04787161

**Site Name:** EDGEVIEW ADDITION-4-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,545

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,026

**Land Acres<sup>\*</sup>:** 0.1612

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

GRANADOS STEPHANIE

**Primary Owner Address:**

2406 14TH ST SE  
GRAND PRAIRIE, TX 75051

**Deed Date:** 8/27/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215195557](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOLLAND DANIEL D	11/19/2003	<a href="#">D203435667</a>	0000000	0000000
LAI QUINCY DUNG;LAI TONY HUNG	6/19/1998	00132820000094	0013282	0000094
LAI TUAN QUOC	6/5/1992	00106800001162	0010680	0001162
FIRST GIBRALTAR BANK FSB	11/5/1991	00104430001351	0010443	0001351
WHITAKER HERBERT L;WHITAKER SUSAN	12/14/1983	00076930000394	0007693	0000394
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 <sup>+</sup>
2025	\$236,617	\$56,026	\$292,643	\$292,643
2024	\$236,617	\$56,026	\$292,643	\$292,643
2023	\$284,986	\$40,000	\$324,986	\$324,986
2022	\$223,912	\$40,000	\$263,912	\$263,912
2021	\$192,499	\$40,000	\$232,499	\$232,499
2020	\$160,945	\$40,000	\$200,945	\$200,945

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.