



Address: [4203 CYPRESS SPRINGS DR](#)
City: ARLINGTON
Georeference: 10965-5-4
Subdivision: EDGEVIEW ADDITION
Neighborhood Code: 1L120E

Latitude: 32.639063529
Longitude: -97.174517322
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 5
Lot 4

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

Notice Sent Date: 4/15/2025

Notice Value: \$280,007

Protest Deadline Date: 5/24/2024

Site Number: 04787269

Site Name: EDGEVIEW ADDITION-5-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,710

Percent Complete: 100%

Land Sqft^{*}: 8,689

Land Acres^{*}: 0.1994

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:

BREWER WM J
BREWER DEBORAH K

Primary Owner Address:

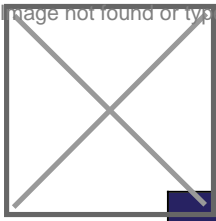
4203 CYPRESS SPRINGS DR
ARLINGTON, TX 76001-5104

Deed Date: 7/14/1986

Deed Volume: 0008612

Deed Page: 0000585

Instrument: 00086120000585



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NOWLIN SAVINGS ASSOC	1/9/1986	00084230000871	0008423	0000871
E A HOTT INC	12/31/1900	000000000000000	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	\$222,318	\$57,689	\$280,007	\$272,603
2024	\$222,318	\$57,689	\$280,007	\$247,821
2023	\$270,261	\$40,000	\$310,261	\$225,292
2022	\$190,879	\$40,000	\$230,879	\$204,811
2021	\$181,024	\$40,000	\$221,024	\$186,192
2020	\$158,602	\$40,000	\$198,602	\$169,265

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)
- DISABLED VET 70 to 99 PCT 11.22

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.