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**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<sup>+++</sup>:** 1,710

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,689

**Land Acres<sup>\*</sup>:** 0.1994

**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:**

BREWER WM J  
BREWER DEBORAH K

**Primary Owner Address:**

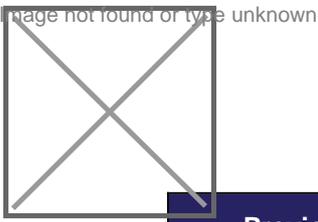
4203 CYPRESS SPRINGS DR  
ARLINGTON, TX 76001-5104

**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	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	\$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.