



Address: [4209 CYPRESS SPRINGS DR](#)
City: ARLINGTON
Georeference: 10965-5-7
Subdivision: EDGEVIEW ADDITION
Neighborhood Code: 1L120E

Latitude: 32.6390713394
Longitude: -97.1751220431
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 7

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: 04787293

Site Name: EDGEVIEW ADDITION-5-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,310

Percent Complete: 100%

Land Sqft^{*}: 8,716

Land Acres^{*}: 0.2000

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:

COWAN SUSAN A

COWAN RICHARD B

Primary Owner Address:

5605 SADDLEBACK ROAD
ARLINGTON, TX 76017

Deed Date: 9/30/2015

Deed Volume:

Deed Page:

Instrument: [D215222429](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COWAN SUSAN A	6/10/2009	D209168037	0000000	0000000
COWAN RICHARD B	6/9/2009	D209168036	0000000	0000000
COWAN JENNIFER;COWAN RICHARD B	2/3/1999	00136560000414	0013656	0000414
BLACKSTEN MICHELLE;BLACKSTEN SEAN	11/11/1992	00108630001909	0010863	0001909
RESOLUTION TRUST CORP	7/7/1992	00107140001700	0010714	0001700
COLLIER CYNTHIA B;COLLIER THOMAS A	3/20/1987	00088990000959	0008899	0000959
NOWLIN SAVINGS ASSN	1/9/1986	00084230000622	0008423	0000622
HOTT E A	1/20/1984	00077220002169	0007722	0002169
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	\$159,284	\$57,716	\$217,000	\$217,000
2024	\$177,959	\$57,716	\$235,675	\$235,675
2023	\$216,129	\$40,000	\$256,129	\$256,129
2022	\$169,174	\$40,000	\$209,174	\$209,174
2021	\$145,114	\$40,000	\$185,114	\$185,114
2020	\$92,000	\$40,000	\$132,000	\$132,000

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.