



Address: [412 MATTHEWS DR](#)
City: ARLINGTON
Georeference: 8688C---09
Subdivision: CRESTBLUFF CONDOMINIUM
Neighborhood Code: A1A010B

Latitude: 32.7385000388
Longitude: -97.1337389358
TAD Map: 2108-388
MAPSCO: TAR-082F



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: CRESTBLUFF CONDOMINIUM
Block D Lot 113 & .0240020 OF COMMON AREA

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$135,866

Protest Deadline Date: 5/24/2024

Site Number: 05036240

Site Name: CRESTBLUFF CONDOMINIUM-D-113

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 888

Percent Complete: 100%

Land Sqft^{*}: 0

Land Acres^{*}: 0.0000

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:

CERULLA STEPHEN J

Primary Owner Address:

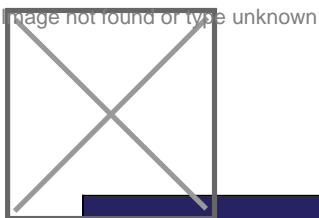
412 MATTHEWS DR
ARLINGTON, TX 76012-3864

Deed Date: 2/26/2013

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D213054022](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAAGENSON;HAAGENSON BERNARD	3/4/2011	D211064556	0000000	0000000
CALLEGARI LUCIANO ETAL	7/14/2005	D206053385	0000000	0000000
ROW CAROL EST	10/27/2004	D204338034	0000000	0000000
ROW CAROL MAY OLDS	2/9/2004	000000000000000	0000000	0000000
ROW ENOCH EST	1/5/1989	00094290001451	0009429	0001451
T C MORTGAGE CO	10/4/1988	00094290001451	0009429	0001451
MARTIN BARNA RICHARDS;MARTIN E L	12/13/1984	00080320002202	0008032	0002202
CRESTBLUFF DEV OF ARLINGTON	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	\$115,866	\$20,000	\$135,866	\$82,484
2024	\$115,866	\$20,000	\$135,866	\$74,985
2023	\$116,830	\$20,000	\$136,830	\$68,168
2022	\$90,100	\$8,000	\$98,100	\$61,971
2021	\$60,256	\$8,000	\$68,256	\$56,337
2020	\$62,503	\$8,000	\$70,503	\$51,215

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)

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.