



**Address:** [705 W LYNN CREEK DR](#)  
**City:** ARLINGTON  
**Georeference:** 40457-1-3  
**Subdivision:** STONEBROOK ESTATES ADDN  
**Neighborhood Code:** 1M020A

**Latitude:** 32.6401691068  
**Longitude:** -97.1159137436  
**TAD Map:** 2114-352  
**MAPSCO:** TAR-110H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** STONEBROOK ESTATES  
ADDN Block 1 Lot 3

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 05506247

**Site Name:** STONEBROOK ESTATES ADDN-1-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,423

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,483

**Land Acres<sup>\*</sup>:** 0.1488

**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:**

FRANCOIS KRISTINA M

**Primary Owner Address:**

705 W LYNN CREEK DR  
ARLINGTON, TX 76001-7521

**Deed Date:** 2/17/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217039739](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BERNAL TRACIE S LALONDE	11/13/2013	<a href="#">D213294202</a>	0000000	0000000
OWSLEY LISA L;OWSLEY PAUL D	3/24/1995	00119180001083	0011918	0001083
MCELMOYL BENNY WADE	10/30/1987	00091110001410	0009111	0001410
KEN-FOUR INC	5/23/1985	00081900001944	0008190	0001944
SEVILLE EQUITIES INC	1/1/1984	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 <sup>+</sup>
2025	\$210,627	\$45,000	\$255,627	\$255,627
2024	\$210,627	\$45,000	\$255,627	\$255,627
2023	\$213,641	\$45,000	\$258,641	\$258,641
2022	\$169,254	\$35,000	\$204,254	\$204,254
2021	\$156,211	\$35,000	\$191,211	\$191,211
2020	\$140,297	\$35,000	\$175,297	\$175,297

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.