



**Address:** [3702 S BOWEN RD](#)  
**City:** DALWORTHINGTON GARDENS  
**Georeference:** 8996--2  
**Subdivision:** CROWN RIDGE ESTATES  
**Neighborhood Code:** 1L0800

**Latitude:** 32.6855658023  
**Longitude:** -97.1500939337  
**TAD Map:** 2102-368  
**MAPSCO:** TAR-095M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CROWN RIDGE ESTATES Lot 2

**Jurisdictions:**

DALWORTHINGTON GARDENS (007)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** CANDACE RUBIN (09591)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$752,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06061222

**Site Name:** CROWN RIDGE ESTATES-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,832

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 38,912

**Land Acres<sup>\*</sup>:** 0.8932

**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:**

BANH PHU LAI  
BANH MARY TRAN

**Primary Owner Address:**

3702 S BOWEN RD  
ARLINGTON, TX 76016-4006

**Deed Date:** 12/30/1999

**Deed Volume:** 0014167

**Deed Page:** 0000121

**Instrument:** 00141670000121



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JACOBS JACK	1/19/1994	00114720002335	0011472	0002335
DUKE DAVID	1/14/1988	00091740000754	0009174	0000754
DUKE JAMES D JR	1/1/1986	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	\$600,139	\$151,861	\$752,000	\$688,127
2024	\$600,139	\$151,861	\$752,000	\$625,570
2023	\$598,139	\$151,861	\$750,000	\$568,700
2022	\$386,447	\$133,995	\$520,442	\$517,000
2021	\$336,005	\$133,995	\$470,000	\$470,000
2020	\$336,005	\$133,995	\$470,000	\$470,000

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

- 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.