



Address: [3934 CROSS BEND DR](#)
City: ARLINGTON
Georeference: 31713-6-27
Subdivision: PARKER OAKS ESTATES
Neighborhood Code: 1L040E

Latitude: 32.6843958032
Longitude: -97.1713613066
TAD Map: 2096-368
MAPSCO: TAR-095K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARKER OAKS ESTATES Block
6 Lot 27

Jurisdictions:

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

State Code: A

Year Built: 1995

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$664,254

Protest Deadline Date: 5/24/2024

Site Number: 06063489

Site Name: PARKER OAKS ESTATES-6-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,639

Percent Complete: 100%

Land Sqft^{*}: 12,000

Land Acres^{*}: 0.2754

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BENJAMIN TIAHNA
BENJAMIN JOSHUA

Primary Owner Address:

3934 CROSS BEND DR
ARLINGTON, TX 76016

Deed Date: 4/15/2022

Deed Volume:

Deed Page:

Instrument: [D222098778](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KILPATRICK WILLIAM BRENT	12/12/2019	D219286652		
BURGOS CARLOS;BURGOS MARTHA	7/18/2013	D213216299	0000000	0000000
BABU CHARLES;BABU SHANNON	1/4/2013	D213004991	0000000	0000000
SCHU MEI IN	10/22/2009	D209293750	0000000	0000000
LYNE RANDALL C	3/22/2002	00155610000105	0015561	0000105
LUNSFORD ADRIAN;LUNSFORD TREVIS M	6/21/1995	00120060001025	0012006	0001025
PERRY HOMES	4/16/1992	00106040000120	0010604	0000120
MERIDIAN SAVINGS ASSN	4/4/1989	00095580002354	0009558	0002354
DUNWOODY KENNETH R	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 ⁺
2025	\$589,254	\$75,000	\$664,254	\$651,141
2024	\$589,254	\$75,000	\$664,254	\$591,946
2023	\$468,133	\$70,000	\$538,133	\$538,133
2022	\$400,748	\$70,000	\$470,748	\$470,748
2021	\$262,999	\$65,000	\$327,999	\$327,999
2020	\$262,999	\$65,000	\$327,999	\$327,999

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.