



Address: [2312 CREST PARK DR](#)
City: ARLINGTON
Georeference: 34556-1-3
Subdivision: RIVER RIDGE ADDITION
Neighborhood Code: 1X130G

Latitude: 32.779137446
Longitude: -97.069090585
TAD Map: 2132-404
MAPSCO: TAR-070N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER RIDGE ADDITION Block
1 Lot 3

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: PROPERTY TAX PROTEST (00795)
Protest Deadline Date: 5/24/2024

Site Number: 06544835
Site Name: RIVER RIDGE ADDITION-1-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,444
Percent Complete: 100%
Land Sqft^{*}: 7,448
Land Acres^{*}: 0.1710
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:
AL-NOUBANI ADNAN
Primary Owner Address:
2312 CREST PARK DR
ARLINGTON, TX 76006-2801

Deed Date: 3/26/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D207105951](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH ERIC W;SMITH SUSAN E	3/17/1995	00119110000636	0011911	0000636
CENTEX REAL ESTATE CORP	1/1/1992	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	\$248,184	\$70,000	\$318,184	\$318,184
2024	\$287,650	\$70,000	\$357,650	\$357,650
2023	\$325,409	\$70,000	\$395,409	\$346,040
2022	\$263,554	\$70,000	\$333,554	\$314,582
2021	\$215,984	\$70,000	\$285,984	\$285,984
2020	\$217,044	\$70,000	\$287,044	\$287,044

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.