



Address: [2304 CREST PARK DR](#)
City: ARLINGTON
Georeference: 34556-1-7
Subdivision: RIVER RIDGE ADDITION
Neighborhood Code: 1X130G

Latitude: 32.7791441811
Longitude: -97.0698962936
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 7

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

State Code: A
Year Built: 1993
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 06544886
Site Name: RIVER RIDGE ADDITION-1-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 2,488
Percent Complete: 100%
Land Sqft*: 7,448
Land Acres*: 0.1710
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:
FANCHER DAVID
Primary Owner Address:
2304 CREST PARK DR
ARLINGTON, TX 76006-2801

Deed Date: 11/19/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212286394](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KELLY S HOLSTEN;KELLY THOMAS W II	9/20/2011	D211229928	0000000	0000000
DAUGHTRY B C JR;DAUGHTRY MELVA	1/31/1994	00114340001792	0011434	0001792
CENTEX REAL ESTATE CORP	1/1/1992	0000000000000000	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	\$316,265	\$70,000	\$386,265	\$386,265
2024	\$316,265	\$70,000	\$386,265	\$386,265
2023	\$354,126	\$70,000	\$424,126	\$356,390
2022	\$268,990	\$70,000	\$338,990	\$323,991
2021	\$224,537	\$70,000	\$294,537	\$294,537
2020	\$238,070	\$70,000	\$308,070	\$308,070

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.