



Address: [2004 BRIANNA LN](#)
City: ARLINGTON
Georeference: 13572-32-3
Subdivision: FANNIN FARM ADDITION
Neighborhood Code: 1M100F

Latitude: 32.6366138276
Longitude: -97.1399091966
TAD Map: 2108-352
MAPSCO: TAR-110F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FANNIN FARM ADDITION Block
32 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: 2001

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07231628

Site Name: FANNIN FARM ADDITION-32-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,394

Percent Complete: 100%

Land Sqft^{*}: 7,712

Land Acres^{*}: 0.1770

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:

CRISAFULLI JOHN P
CRISAFULLI NICCOLE

Primary Owner Address:

2004 BRIANNA LN
ARLINGTON, TX 76001-8406

Deed Date: 5/18/2015

Deed Volume:

Deed Page:

Instrument: [D215118765](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMAS MICHAEL;THOMAS SHANNON	5/28/2013	D213145532	0000000	0000000
THOMAS MICHAEL;THOMAS SHANNON	4/23/2013	D213103936	0000000	0000000
THOMAS C E SHAW;THOMAS SHANNON E	9/7/2010	D210218337	0000000	0000000
THOMAS C E SHAW;THOMAS SHANNON E	5/26/2010	000000000000000	0000000	0000000
SHAW CHARLOTTE J EST	3/29/2006	D206195447	0000000	0000000
SHAW CHARLOTTE JOAN	8/30/2001	00151240000292	0015124	0000292
WEEKLEY HOMES LP	10/3/2000	00145570000575	0014557	0000575
RUSH CREEK FARM LTD	1/1/1998	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 ⁺
2025	\$445,655	\$65,000	\$510,655	\$510,655
2024	\$445,655	\$65,000	\$510,655	\$510,655
2023	\$433,106	\$65,000	\$498,106	\$466,321
2022	\$374,889	\$55,000	\$429,889	\$423,928
2021	\$330,389	\$55,000	\$385,389	\$385,389
2020	\$304,439	\$55,000	\$359,439	\$359,439

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.