



Address: [905 ALLENCREST DR](#)
City: ARLINGTON
Georeference: 39556C-10-20
Subdivision: SOUTH RIDGE HILLS ADDITION
Neighborhood Code: 1M020I

Latitude: 32.6201605752
Longitude: -97.1216104958
TAD Map: 2114-344
MAPSCO: TAR-110R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH RIDGE HILLS
ADDITION Block 10 Lot 20

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$363,000

Protest Deadline Date: 5/24/2024

Site Number: 07782624

Site Name: SOUTH RIDGE HILLS ADDITION-10-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,812

Percent Complete: 100%

Land Sqft^{*}: 7,405

Land Acres^{*}: 0.1700

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:

RUIZ MANUEL A JR
RUIZ BLANCA

Primary Owner Address:

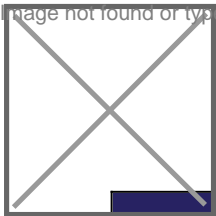
905 ALLENCREST DR
ARLINGTON, TX 76001

Deed Date: 3/18/2015

Deed Volume:

Deed Page:

Instrument: [D215055428](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLARK PAM L;CLARK ROBERT S	5/6/2002	00156780000257	0015678	0000257
KARUFMAN & BROAD LONE STAR LP	1/1/2001	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	\$308,000	\$55,000	\$363,000	\$345,528
2024	\$308,000	\$55,000	\$363,000	\$314,116
2023	\$341,506	\$55,000	\$396,506	\$285,560
2022	\$304,134	\$40,000	\$344,134	\$259,600
2021	\$196,000	\$40,000	\$236,000	\$236,000
2020	\$196,000	\$40,000	\$236,000	\$236,000

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.