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Address: [3905 CHEYCASTLE CT](#)
City: ARLINGTON
Georeference: 9054-1-8
Subdivision: RUSSELL-CURRY ESTATES
Neighborhood Code: 1M200E

Latitude: 32.617516965
Longitude: -97.1693117045
TAD Map: 2096-344
MAPSCO: TAR-109T



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

PROPERTY DATA

Legal Description: RUSSELL-CURRY ESTATES
Block 1 Lot 8

Jurisdictions:

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

State Code: A

Year Built: 2014

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40030776

Site Name: RUSSELL-CURRY ESTATES-1-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,453

Percent Complete: 100%

Land Sqft^{*}: 16,733

Land Acres^{*}: 0.3841

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:

PATTON TIFFANY

BREZNER IGOR

Primary Owner Address:

3905 CHEYCASTLE CT
ARLINGTON, TX 76001

Deed Date: 9/18/2020

Deed Volume:

Deed Page:

Instrument: [D220239444](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOOKOUT CHRISTOPHER J	12/20/2013	D213326204	0000000	0000000
LYONS BARBARA M TR	9/19/2011	D211233108	0000000	0000000
CRAIG MORRISON PARTNERS LTD	6/25/2007	D207232174	0000000	0000000
RUSSELL-CURRY LAND DEVELOPMENT	3/4/2005	D205071319	0000000	0000000
TIMBER DEVELOPMENT CORP	1/1/2002	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	\$345,000	\$70,000	\$415,000	\$415,000
2024	\$345,000	\$70,000	\$415,000	\$415,000
2023	\$345,000	\$70,000	\$415,000	\$415,000
2022	\$337,100	\$60,000	\$397,100	\$397,100
2021	\$334,569	\$45,000	\$379,569	\$379,569
2020	\$300,731	\$45,000	\$345,731	\$345,731

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.