



Address: [716 CROWNPOINT CT](#)
City: ARLINGTON
Georeference: 8894D-4-10
Subdivision: CROSSING AT RUIDOSA RIDGE
Neighborhood Code: 1M070E

Latitude: 32.6174220088
Longitude: -97.1009872719
TAD Map: 2120-344
MAPSCO: TAR-111T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CROSSING AT RUIDOSA
RIDGE Block 4 Lot 10

Jurisdictions:

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

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40292754

Site Name: CROSSING AT RUIDOSA RIDGE-4-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,025

Percent Complete: 100%

Land Sqft^{*}: 9,453

Land Acres^{*}: 0.2170

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:

TRINH ROSANNA

TRINH JOE

Primary Owner Address:

3105 CREST LAKE CT
ARLINGTON, TX 76016

Deed Date: 4/15/2022

Deed Volume:

Deed Page:

Instrument: [D222099139](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBINSON AUDRA;ROBINSON MICHAEL	2/9/2010	D210057302	0000000	0000000
HSBC MORTGAGE SERVICING INC	10/6/2009	D209272198	0000000	0000000
NUNN NYCOL M;NUNN SCOTT L	11/16/2004	D204362139	0000000	0000000
D R HORTON TEXAS LTD	1/1/2003	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	\$272,220	\$60,000	\$332,220	\$332,220
2024	\$272,220	\$60,000	\$332,220	\$332,220
2023	\$312,641	\$60,000	\$372,641	\$372,641
2022	\$231,541	\$45,000	\$276,541	\$275,766
2021	\$205,696	\$45,000	\$250,696	\$250,696
2020	\$206,664	\$45,000	\$251,664	\$251,664

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

There are no exemptions for this property

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.