



**Address:** [726 CROWNPOINT CT](#)  
**City:** ARLINGTON  
**Georeference:** 8894D-4-13  
**Subdivision:** CROSSING AT RUIDOSA RIDGE  
**Neighborhood Code:** 1M070E

**Latitude:** 32.6169928877  
**Longitude:** -97.1005273032  
**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 13

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$354,159

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40292789

**Site Name:** CROSSING AT RUIDOSA RIDGE-4-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,025

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,187

**Land Acres<sup>\*</sup>:** 0.1649

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

TRANG VU XUAN KHANH  
PHAN TRONG VAN

**Primary Owner Address:**

726 CROWNPOINT CT  
ARLINGTON, TX 76002

**Deed Date:** 2/22/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224032895](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VU TRANG X K	12/23/2016	<a href="#">D217029149</a>		
TRAN THAO;TRAN TU TRAN	12/20/2013	<a href="#">D213325985</a>	0000000	0000000
TRAN SON	10/27/2004	<a href="#">D204342011</a>	0000000	0000000
D R HORTON TEXAS LTD	1/1/2003	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 <sup>+</sup>
2025	\$294,159	\$60,000	\$354,159	\$354,159
2024	\$294,159	\$60,000	\$354,159	\$292,820
2023	\$312,641	\$60,000	\$372,641	\$266,200
2022	\$231,541	\$45,000	\$276,541	\$242,000
2021	\$175,000	\$45,000	\$220,000	\$220,000
2020	\$175,000	\$45,000	\$220,000	\$220,000

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

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.