



Address: [727 CROWNPOINT CT](#)
City: ARLINGTON
Georeference: 8894D-4-21
Subdivision: CROSSING AT RUIDOSA RIDGE
Neighborhood Code: 1M070E

Latitude: 32.6172370851
Longitude: -97.1000648084
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 21

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: \$369,178
Protest Deadline Date: 5/24/2024

Site Number: 40292878
Site Name: CROSSING AT RUIDOSA RIDGE-4-21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,214
Percent Complete: 100%
Land Sqft^{*}: 7,187
Land Acres^{*}: 0.1649
Pool: N

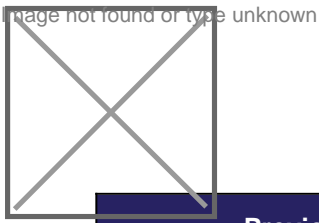
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
VU VAN THU
Primary Owner Address:
727 CROWNPOINT CT
ARLINGTON, TX 76002

Deed Date: 3/22/2021
Deed Volume:
Deed Page:
Instrument: [D221076626](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VU TIN	4/29/2013	D213110671	0000000	0000000
OPFER BRENT;OPFER KARA	10/22/2009	D209284776	0000000	0000000
TURNER TERRY R;TURNER VIRGINIA	1/28/2005	D205033334	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 ⁺
2025	\$309,178	\$60,000	\$369,178	\$369,178
2024	\$309,178	\$60,000	\$369,178	\$350,008
2023	\$328,369	\$60,000	\$388,369	\$318,189
2022	\$244,263	\$45,000	\$289,263	\$289,263
2021	\$190,000	\$45,000	\$235,000	\$235,000
2020	\$190,000	\$45,000	\$235,000	\$235,000

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.