



Address: [725 CROWNPOINT CT](#)
City: ARLINGTON
Georeference: 8894D-4-22
Subdivision: CROSSING AT RUIDOSA RIDGE
Neighborhood Code: 1M070E

Latitude: 32.6173820553
Longitude: -97.1001699754
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 22

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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40292886

Site Name: CROSSING AT RUIDOSA RIDGE-4-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,244

Percent Complete: 100%

Land Sqft^{*}: 7,623

Land Acres^{*}: 0.1750

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:

2019-1 IH BORROWER LP

Primary Owner Address:

1717 MAIN ST STE 2000
DALLAS, TX 75201

Deed Date: 6/7/2019

Deed Volume:

Deed Page:

Instrument: [D219124008](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CSH 2016-1 BORROWER LLC	11/3/2016	D216262223		
TARBERT LLC	3/31/2015	D215066203		
ELLIOTT MARCIA F;ELLIOTT SCOTT K	9/23/2004	D204303481	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	\$264,701	\$60,000	\$324,701	\$324,701
2024	\$303,665	\$60,000	\$363,665	\$363,665
2023	\$322,852	\$60,000	\$382,852	\$382,852
2022	\$244,698	\$45,000	\$289,698	\$289,698
2021	\$194,667	\$45,000	\$239,667	\$239,667
2020	\$194,667	\$45,000	\$239,667	\$239,667

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.