



Address: [719 CROWNPOINT CT](#)
City: ARLINGTON
Georeference: 8894D-4-25
Subdivision: CROSSING AT RUIDOSA RIDGE
Neighborhood Code: 1M070E

Latitude: 32.6177866188
Longitude: -97.1006016445
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 25

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: 5/1/2025

Notice Value: \$370,820

Protest Deadline Date: 5/24/2024

Site Number: 40292916

Site Name: CROSSING AT RUIDOSA RIDGE-4-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,302

Percent Complete: 100%

Land Sqft^{*}: 9,627

Land Acres^{*}: 0.2210

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:

BENTON LARRY

Primary Owner Address:

719 CROWNPOINT CT
ARLINGTON, TX 76002

Deed Date: 8/6/2019

Deed Volume:

Deed Page:

Instrument: [D219178137](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RITSON ALAN H	6/9/2017	2018-SE0015-2		
RITSON ALAN H;RITSON LOIS D	10/8/2004	D204328706	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	\$310,820	\$60,000	\$370,820	\$370,820
2024	\$310,820	\$60,000	\$370,820	\$349,830
2023	\$330,259	\$60,000	\$390,259	\$318,027
2022	\$244,999	\$45,000	\$289,999	\$289,115
2021	\$217,832	\$45,000	\$262,832	\$262,832
2020	\$218,857	\$45,000	\$263,857	\$263,857

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.