



Address: [717 CROWNPOINT CT](#)
City: ARLINGTON
Georeference: 8894D-4-26
Subdivision: CROSSING AT RUIDOSA RIDGE
Neighborhood Code: 1M070E

Latitude: 32.6178220293
Longitude: -97.1008291213
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 26

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: 40292924

Site Name: CROSSING AT RUIDOSA RIDGE-4-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,680

Percent Complete: 100%

Land Sqft^{*}: 7,231

Land Acres^{*}: 0.1660

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:

PREMIER HOMES LLC

Primary Owner Address:

679 CLEAR BROOK DR
KELLER, TX 76248

Deed Date: 10/16/2018

Deed Volume:

Deed Page:

Instrument: [D219041557-CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SILVER KEY PROPERTY MANAGEMENT	5/10/2013	D213159541	0000000	0000000
US BANK NA	12/4/2012	D212301010	0000000	0000000
CROSSING AT RUIDOSA RIDGE OA	8/31/2011	D211222621	0000000	0000000
MCGOULDRIK RENE	7/6/2007	D207248280	0000000	0000000
CURRY MARCUS TR	5/25/2007	D207188599	0000000	0000000
COFFER MALIKAH	6/30/2004	D204213271	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	\$249,988	\$60,000	\$309,988	\$309,988
2024	\$249,988	\$60,000	\$309,988	\$309,988
2023	\$265,598	\$60,000	\$325,598	\$325,598
2022	\$197,147	\$45,000	\$242,147	\$242,147
2021	\$155,000	\$45,000	\$200,000	\$200,000
2020	\$155,000	\$45,000	\$200,000	\$200,000

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.