



Address: [715 CROWNPOINT CT](#)
City: ARLINGTON
Georeference: 8894D-4-27
Subdivision: CROSSING AT RUIDOSA RIDGE
Neighborhood Code: 1M070E

Latitude: 32.6178611442
Longitude: -97.101054201
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 27

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: TEXAS PROPERTY TAX REDUCTIONS LLC (00224) N

Notice Sent Date: 4/15/2025

Notice Value: \$419,140

Protest Deadline Date: 5/24/2024

Site Number: 40292932

Site Name: CROSSING AT RUIDOSA RIDGE-4-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,790

Percent Complete: 100%

Land Sqft^{*}: 7,231

Land Acres^{*}: 0.1660

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

GUSHWA ROY D II
GUSHWA MARIE A

Primary Owner Address:

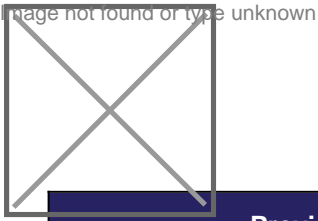
715 CROWNPOINT CT
ARLINGTON, TX 76002-4129

Deed Date: 1/29/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213028845](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASTORGA LEOBARDO;ASTORGA Y ASTORGA	5/27/2004	D204175342	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	\$263,008	\$60,000	\$323,008	\$323,008
2024	\$359,140	\$60,000	\$419,140	\$368,421
2023	\$331,758	\$60,000	\$391,758	\$334,928
2022	\$259,480	\$45,000	\$304,480	\$304,480
2021	\$251,623	\$45,000	\$296,623	\$296,623
2020	\$252,807	\$45,000	\$297,807	\$297,807

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.