



Address: [520 FLORA VISTA CT](#)
City: ARLINGTON
Georeference: 8894D-7-14
Subdivision: CROSSING AT RUIDOSA RIDGE
Neighborhood Code: 1M070E

Latitude: 32.6182319519
Longitude: -97.1042652866
TAD Map: 2120-344
MAPSCO: TAR-111S



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 7 Lot 14

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$369,756

Protest Deadline Date: 5/24/2024

Site Number: 40856305

Site Name: CROSSING AT RUIDOSA RIDGE-7-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,241

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1652

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:

DAO TUYET MAI
NGUYEN BAOQUOC

Primary Owner Address:

5916 LANTERN LN
GRAND PRAIRIE, TX 75052

Deed Date: 12/30/2024

Deed Volume:

Deed Page:

Instrument: [D224232577](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASHITEY HAROLD;ASHITEY MADONNA E	5/26/2009	D209146229	0000000	0000000
REESE VIRGINIA	7/6/2006	D206209918	0000000	0000000
DR HORTON - TEXAS LTD	1/1/2005	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	\$309,756	\$60,000	\$369,756	\$369,756
2024	\$309,756	\$60,000	\$369,756	\$369,756
2023	\$329,184	\$60,000	\$389,184	\$389,184
2022	\$243,876	\$45,000	\$288,876	\$288,876
2021	\$216,685	\$45,000	\$261,685	\$261,685
2020	\$217,695	\$45,000	\$262,695	\$262,695

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.