



**Address:** [4424 TERRAVIEW DR](#)  
**City:** ARLINGTON  
**Georeference:** 18016S-2-57  
**Subdivision:** HIGHCROFT ESTATES  
**Neighborhood Code:** 1A030E

**Latitude:** 32.6158038618  
**Longitude:** -97.1871079908  
**TAD Map:** 2096-344  
**MAPSCO:** TAR-108V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** HIGHCROFT ESTATES Block 2  
Lot 57

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

**State Code:** A  
**Year Built:** 2022  
**Personal Property Account:** N/A  
**Agent:** TEXAS TAX PROTEST (05909)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800040090  
**Site Name:** HIGHCROFT ESTATES 2 57  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,271  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,405  
**Land Acres<sup>\*</sup>:** 0.1700  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
LAM TRAN PHUONG U  
**Primary Owner Address:**  
4424 TERRAVIEW DR  
ARLINGTON, TX 76001

**Deed Date:** 5/26/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222136966](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARAF INC	2/28/2020	<a href="#">D220048546</a>		

## 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 <sup>+</sup>
2025	\$324,000	\$80,000	\$404,000	\$404,000
2024	\$324,000	\$80,000	\$404,000	\$404,000
2023	\$344,770	\$80,000	\$424,770	\$424,770
2022	\$0	\$49,000	\$49,000	\$49,000
2021	\$0	\$49,000	\$49,000	\$49,000
2020	\$0	\$49,000	\$49,000	\$49,000

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

- 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.