

## LOCATION

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**Address:** [1109 FALCONCREST CT](#)  
**City:** ARLINGTON  
**Georeference:** 8687-2-15R  
**Subdivision:** CREST, THE  
**Neighborhood Code:** 1M020T

**Latitude:** 32.6513377072  
**Longitude:** -97.1312110317  
**TAD Map:** 2108-356  
**MAPSCO:** TAR-110C



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** CREST, THE Block 2 Lot 15R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 06638929

**Site Name:** CREST, THE-2-15R

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,417

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,250

**Land Acres<sup>\*</sup>:** 0.1205

**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

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**Current Owner:**

NGUYEN BAOTRAN T  
TRAN HUNG D

**Primary Owner Address:**

7609 KITTERY LN  
ARLINGTON, TX 76002

**Deed Date:** 3/21/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217063264](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JIANG SHOUMAO	9/28/2016	<a href="#">D216230038</a>		
OPENDOOR HOMES PHOENIX 2 LLC	8/8/2016	<a href="#">D216190387</a>		
FERGUSON CANDICE R	10/12/2013	M213010124		
WRIGHT CANDICE R	1/20/2012	<a href="#">D212014895-CORR</a>		
WRIGHT CANDICE;WRIGHT GABRIEL	1/19/2012	<a href="#">D212014895</a>	0000000	0000000
WRIGHT CANDICE;WRIGHT GABRIEL	7/10/2007	<a href="#">D207245980</a>	0000000	0000000
WONG YUK-SING	5/9/2002	00156730000380	0015673	0000380
WONG YUK YUEN	12/19/1996	00126200001143	0012620	0001143
KEAFFABER INC	9/18/1996	00125270002335	0012527	0002335
93 CREST INC	5/18/1994	00116210001527	0011621	0001527
REA CAPITAL CORP	1/1/1993	00000000000000	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$240,825	\$45,000	\$285,825	\$285,825
2023	\$242,020	\$45,000	\$287,020	\$287,020
2022	\$230,556	\$35,000	\$265,556	\$265,556
2021	\$159,104	\$35,000	\$194,104	\$194,104
2020	\$152,215	\$35,000	\$187,215	\$187,215

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.