



## LOCATION

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**Address:** [2726 CANYON CREST CT](#)  
**City:** ARLINGTON  
**Georeference:** 30883-1-29  
**Subdivision:** OAKS NORTH ADDITION  
**Neighborhood Code:** 1X130J

**Latitude:** 32.7812487748  
**Longitude:** -97.0892812822  
**TAD Map:** 2126-404  
**MAPSCO:** TAR-069L



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:** OAKS NORTH ADDITION Block  
1 Lot 29

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1987

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02041820

**Site Name:** OAKS NORTH ADDITION-1-29

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,452

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,333

**Land Acres<sup>\*</sup>:** 0.3979

**Pool:** Y

<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:**

CECIL TIMOTHY

CECIL TANYA

**Primary Owner Address:**

2726 CANYON CREST CT  
ARLINGTON, TX 76006

**Deed Date:** 9/16/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222228956](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LONG BENONIA T III;LONG DONNA R	7/29/2014	<a href="#">D214162525</a>		
LARSEN LINDA A;LARSEN THOMAS K	12/23/1987	00091580002369	0009158	0002369
CLASSIC CUSTOM HOMES INC	9/10/1987	00090690001779	0009069	0001779
CLASSIC CUSTOM HOMES	12/15/1986	00087790001602	0008779	0001602
TALMADGE TINSLEY CO THE	12/31/1900	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	\$410,298	\$104,666	\$514,964	\$514,964
2023	\$424,273	\$104,666	\$528,939	\$528,939
2022	\$383,000	\$85,000	\$468,000	\$454,564
2021	\$328,240	\$85,000	\$413,240	\$413,240
2020	\$307,944	\$85,000	\$392,944	\$392,944

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.