



LOCATION

Address: [2401 CREST PARK DR](#)
City: ARLINGTON
Georeference: 34556-2-6
Subdivision: RIVER RIDGE ADDITION
Neighborhood Code: 1X130G

Latitude: 32.7795776326
Longitude: -97.0682107608
TAD Map: 2132-404
MAPSCO: TAR-070P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER RIDGE ADDITION Block
2 Lot 6

Jurisdictions:

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

State Code: A

Year Built: 1992

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06545114

Site Name: RIVER RIDGE ADDITION-2-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,522

Percent Complete: 100%

Land Sqft^{*}: 9,321

Land Acres^{*}: 0.2140

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HIGGINS DANIEL E

HIGGINS LAMITA M

Primary Owner Address:

2401 CREST PARK DR
ARLINGTON, TX 76006

Deed Date: 6/2/2020

Deed Volume:

Deed Page:

Instrument: [D220127769](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPALDING ANTHONY J	5/15/2007	D207188116	0000000	0000000
CLARKE DAVID R	2/12/1993	00109530001302	0010953	0001302
CENTEX REAL ESTATE CORP	1/1/1992	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	\$0	\$0	\$0	\$0
2024	\$316,845	\$70,000	\$386,845	\$386,845
2023	\$354,883	\$70,000	\$424,883	\$356,687
2022	\$269,427	\$70,000	\$339,427	\$324,261
2021	\$224,783	\$70,000	\$294,783	\$294,783
2020	\$238,901	\$70,000	\$308,901	\$308,901

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.