



Address: [1206 HILLCREST DR](#)
City: EULESS
Georeference: 25620-4-4
Subdivision: MEADOWVIEW ADDITION-EULESS
Neighborhood Code: 3X110M

Latitude: 32.8543101014
Longitude: -97.0752977052
TAD Map: 2126-432
MAPSCO: TAR-055D



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

PROPERTY DATA

Legal Description: MEADOWVIEW ADDITION-EULESS Block 4 Lot 4

Jurisdictions:

- CITY OF EULESS (025)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Site Number: 01746197

Site Name: MEADOWVIEW ADDITION-EULESS-4-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,616

Percent Complete: 100%

Land Sqft^{*}: 8,895

Land Acres^{*}: 0.2042

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:

TRICON SFR 2023-2 BORROWER LLC

Primary Owner Address:

15771 RED HILL AVE
TUSTIN, CA 92780

Deed Date: 11/29/2023

Deed Volume:

Deed Page:

Instrument: [D223213477](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2017-1 BORROWER LLC	8/23/2017	D217196850		
2013B PROPERTY OWNER LLC	8/11/2014	D214177050		
KELLEY NATHAN	12/20/2011	D211309794	0000000	0000000
RODRIGUEZ;RODRIGUEZ CHRISTINE	4/2/2001	00148080000324	0014808	0000324
SPORTSMAN HOWARD;SPORTSMAN MARGARET	9/9/1996	00125100001085	0012510	0001085
BALAZAR LEONARD;BALAZAR TRS	12/30/1994	00118510001057	0011851	0001057
BALAZER LEONARD;BALAZER WINIFRED	6/9/1983	00075300001428	0007530	0001428
LEONARD P. VALAZAR	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$272,000	\$45,000	\$317,000	\$317,000
2023	\$258,412	\$45,000	\$303,412	\$303,412
2022	\$230,173	\$45,000	\$275,173	\$275,173
2021	\$193,562	\$45,000	\$238,562	\$238,562
2020	\$193,562	\$45,000	\$238,562	\$238,562

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.