



**Address:** [4803 ABBOTT AVE](#)  
**City:** ARLINGTON  
**Georeference:** 8517-16-2  
**Subdivision:** COUNTRYSIDE ADDITION-ARLINGTON  
**Neighborhood Code:** 1S020Q

**Latitude:** 32.6697188126  
**Longitude:** -97.0882380772  
**TAD Map:** 2126-364  
**MAPSCO:** TAR-097Q



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

## PROPERTY DATA

**Legal Description:** COUNTRYSIDE ADDITION-ARLINGTON Block 16 Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1986

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05033969

**Site Name:** COUNTRYSIDE ADDITION-ARLINGTON-16-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,604

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,680

**Land Acres<sup>\*</sup>:** 0.1303

**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:**  
GONZALEZ EDUWIGES AVILES  
**Primary Owner Address:**  
4803 ABBOTT AVE  
ARLINGTON, TX 76018

**Deed Date:** 10/23/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224190631](#)

| Previous Owners                       | Date       | Instrument                 | Deed Volume | Deed Page |
|---------------------------------------|------------|----------------------------|-------------|-----------|
| ALMAZAN GENARO;TORRES MARIANA SANCHEZ | 9/25/2019  | <a href="#">D219220753</a> |             |           |
| AU ANH THI;AU MINH BANG               | 8/12/2004  | <a href="#">D204307205</a> | 0000000     | 0000000   |
| UA MINH BANG ETAL                     | 9/10/1986  | 00086800000051             | 0008680     | 0000051   |
| NASH PHILLIPS COPUS INC               | 8/23/1985  | 00082860000863             | 0008286     | 0000863   |
| TWENTY/NEW YORK DEV CORP              | 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 | \$214,293          | \$51,120    | \$265,413    | \$265,413                    |
| 2024 | \$214,293          | \$51,120    | \$265,413    | \$265,413                    |
| 2023 | \$233,636          | \$40,000    | \$273,636    | \$242,171                    |
| 2022 | \$185,839          | \$40,000    | \$225,839    | \$220,155                    |
| 2021 | \$160,141          | \$40,000    | \$200,141    | \$200,141                    |
| 2020 | \$145,548          | \$40,000    | \$185,548    | \$185,548                    |

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.