

Tarrant Appraisal District Property Information | PDF Account Number: 06771785

Address: 4506 RIDGECREST DR

City: ARLINGTON Georeference: 580-4-7 Subdivision: AMERICANA ESTATES ADDN UNREC Neighborhood Code: 1L160A Latitude: 32.672146279 Longitude: -97.1490189561 TAD Map: 2108-364 MAPSCO: TAR-096N





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

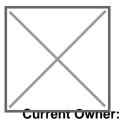
PROPERTY DATA

| Legal Description: AMERICANA ESTATES ADDN UNREC Block 4 Lot 7 | | | | | |
|---|---|--|--|--|--|
| Jurisdictions: CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (22) TARRANT COUNTY COLLEGE (22) ARLINGTON ISD (901) | Site Number: 06771785 Site Name: AMERICANA ESTATES ADDN UNREC Block 4 Lot 7 & 9 Site Class: A1 - Residential - Single Family Garcels: 2 Approximate Size ⁺⁺⁺ : 1,876 | | | | |
| State Code: A | Percent Complete: 100% | | | | |
| Year Built: 1968 | Land Sqft*: 100,492 | | | | |
| Personal Property Account: N/A | Land Acres [*] : 2.3070 | | | | |
| Agent: None Protest Deadline Date: 5/15/2025 | Pool: N | | | | |

+++ Rounded.

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

OWNER INFORMATION



RICO FRANCISCO

Primary Owner Address: 4603 ISLAND BAY DR ARLINGTON, TX 76016-5391 Deed Date: 6/9/2022 **Deed Volume: Deed Page:** Instrument: D222151382

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|-----------|---|-------------|-----------|
| WARREN W B EST | 5/29/2016 | 0000417115 | | |
| WARREN PHYLLIS;WARREN W B EST | 1/1/1994 | 000000000000000000000000000000000000000 | 000000 | 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 | \$316,551 | \$254,021 | \$570,572 | \$563,518 | |
| 2023 | \$233,873 | \$235,725 | \$469,598 | \$469,598 | |
| 2022 | \$196,156 | \$236,991 | \$433,147 | \$433,147 | |
| 2021 | \$128,488 | \$346,050 | \$474,538 | \$474,538 | |
| 2020 | \$118,432 | \$346,050 | \$464,482 | \$464,482 | |

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.