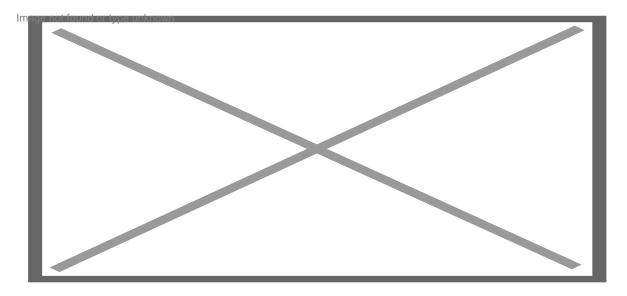


Tarrant Appraisal District Property Information | PDF Account Number: 06771785

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.

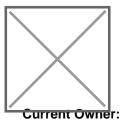
PROPERTY DATA

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.