



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 (224)
- TARRANT COUNTY COLLEGE (225)
- ARLINGTON ISD (901)

Site Number: 06771785

Site Name: AMERICANA ESTATES ADDN UNREC Block 4 Lot 7 & 9

Site Class: A1 - Residential - Single Family

Parcels: 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

Pool: N

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:
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	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	\$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.