



**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<sup>+++</sup>:** 1,876

**State Code:** A

**Percent Complete:** 100%

**Year Built:** 1968

**Land Sqft<sup>\*</sup>:** 100,492

**Personal Property Account:** N/A

**Land Acres<sup>\*</sup>:** 2.3070

**Agent:** None

**Pool:** N

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

<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:**  
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.