

**Account Number: 06771785** 

Address: 4506 RIDGECREST DR

City: ARLINGTON
Georeference: 580-4-7

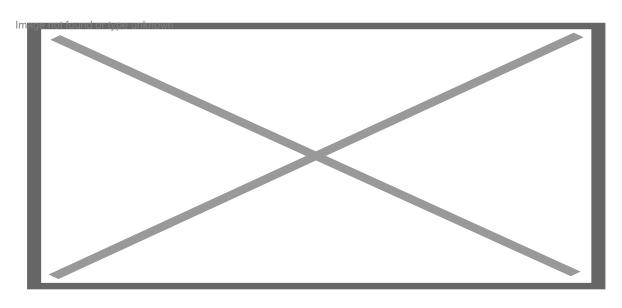
Subdivision: AMERICANA ESTATES ADDN UNREC

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: Site Number: 06771785
CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

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

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) arcels: 2

ARLINGTON ISD (901)

State Code: A

Year Built: 1968

Percent Complete: 100%

Land Sqft\*: 100,492

Land Acres\*: 2.3070

Agent: None Pool: N

Protest Deadline Date: 5/15/2025

+++ Rounded.

## **OWNER INFORMATION**

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



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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.