



Address: [1412 WESTCREST DR](#)
City: ARLINGTON
Georeference: 3520-2-1
Subdivision: BRIARWOOD ESTATES-ARLINGTON
Neighborhood Code: 1C200G

Latitude: 32.7215186997
Longitude: -97.1376548814
TAD Map: 2108-380
MAPSCO: TAR-082P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BRIARWOOD ESTATES-
ARLINGTON Block 2 Lot 1

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1960

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$373,184

Protest Deadline Date: 5/24/2024

Site Number: 00272590

Site Name: BRIARWOOD ESTATES-ARLINGTON-2-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,902

Percent Complete: 100%

Land Sqft^{*}: 13,300

Land Acres^{*}: 0.3053

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

GUTTMAN LAURA MICHELLE

Primary Owner Address:

1412 WESTCREST DR
ARLINGTON, TX 76013-1536

Deed Date: 7/31/2003

Deed Volume: 0017014

Deed Page: 0000056

Instrument: [D203280736](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUTTMAN;GUTTMAN LAURA M	7/16/2001	00150130000243	0015013	0000243
GEER FRANCES B	3/25/2000	000000000000000	0000000	0000000
GEER ERVIN;GEER FRANCES	4/30/1992	00108160001651	0010816	0001651
HOELKE WILLIAM D	12/31/1900	000000000000000	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	\$289,884	\$83,300	\$373,184	\$369,610
2024	\$289,884	\$83,300	\$373,184	\$336,009
2023	\$306,207	\$73,300	\$379,507	\$305,463
2022	\$245,516	\$53,333	\$298,849	\$277,694
2021	\$245,137	\$40,000	\$285,137	\$252,449
2020	\$205,576	\$40,000	\$245,576	\$229,499

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

- HOMESTEAD GENERAL 11.13(b)

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.