



Address: [1313 WESTCREST DR](#)
City: ARLINGTON
Georeference: 3520-4-23
Subdivision: BRIARWOOD ESTATES-ARLINGTON
Neighborhood Code: 1C200G

Latitude: 32.7232454203
Longitude: -97.1372306549
TAD Map: 2108-384
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 4 Lot 23

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: \$345,201

Protest Deadline Date: 5/24/2024

Site Number: 00273384

Site Name: BRIARWOOD ESTATES-ARLINGTON-4-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,729

Percent Complete: 100%

Land Sqft^{*}: 11,700

Land Acres^{*}: 0.2685

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:

PERAZA HECTOR
PERAZA KENIA

Primary Owner Address:

1313 WESTCREST DR
ARLINGTON, TX 76013

Deed Date: 3/25/2024

Deed Volume:

Deed Page:

Instrument: [D224051423](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUNIQUE REALTY LLC	7/3/2023	D223125067		
HEB HOMES LLC	7/3/2023	D223124950		
GUTTMAN CHARLOTTA A	4/24/2023	D223124949		
GUTTMAN GREGORY M	7/28/2003	D203280740	0017014	0000060
GUTTMAN LAURA MICHELLE	8/9/1997	00128720000183	0012872	0000183
GUTTMAN CHARLOTTE	8/8/1997	00128720000182	0012872	0000182
NICHOLSON MARY M	3/15/1983	00074640001453	0007464	0001453

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	\$263,501	\$81,700	\$345,201	\$345,201
2024	\$263,501	\$81,700	\$345,201	\$345,201
2023	\$278,363	\$71,700	\$350,063	\$278,881
2022	\$237,081	\$51,714	\$288,795	\$253,528
2021	\$222,743	\$40,000	\$262,743	\$230,480
2020	\$186,740	\$40,000	\$226,740	\$209,527

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.