



**Address:** [1108 ROYAL HILL LN](#)  
**City:** ARLINGTON  
**Georeference:** 18415-5-10  
**Subdivision:** HILLSIDE ADDITION-ARLINGTON  
**Neighborhood Code:** 1S010W

**Latitude:** 32.6894946464  
**Longitude:** -97.0942453616  
**TAD Map:** 2120-372  
**MAPSCO:** TAR-097G



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

## PROPERTY DATA

**Legal Description:** HILLSIDE ADDITION-  
ARLINGTON Block 5 Lot 10

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$246,923

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01298534

**Site Name:** HILLSIDE ADDITION-ARLINGTON-5-10

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,301

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,232

**Land Acres<sup>\*</sup>:** 0.1660

**Pool:** N

<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:**

ESTRADA JHOVANY BENITEZ

**Primary Owner Address:**

1108 ROYAL HILL LN  
ARLINGTON, TX 76014-3328

**Deed Date:** 9/29/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217228947](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMEZCUA LUIS	3/7/2005	<a href="#">D205063528</a>	0000000	0000000
SECRETARY OF HUD	11/9/2004	<a href="#">D205006932</a>	0000000	0000000
WELLS FARGO BANK N A	11/2/2004	<a href="#">D204348741</a>	0000000	0000000
HARRIS ROGER;HARRIS STACEY	11/18/2000	00146240000076	0014624	0000076
PAGAN GEORGE F;PAGAN MARILYN	6/29/1998	00133030000432	0013303	0000432
CRUZ CHRISTIAN J;CRUZ L ANN	9/30/1993	00112640000021	0011264	0000021
SEC OF HUD	8/4/1992	00107260001275	0010726	0001275
GRAHAM SANDRA D	4/30/1987	00089720000432	0008972	0000432
MOORE H RICHARD	5/19/1986	00085510002124	0008551	0002124
GERALD R BOWERS	12/31/1900	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 <sup>+</sup>
2025	\$181,835	\$65,088	\$246,923	\$223,617
2024	\$181,835	\$65,088	\$246,923	\$203,288
2023	\$192,671	\$35,000	\$227,671	\$184,807
2022	\$182,081	\$35,000	\$217,081	\$168,006
2021	\$117,733	\$35,000	\$152,733	\$152,733
2020	\$118,731	\$35,000	\$153,731	\$153,731

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)

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## Tarrant Appraisal District Property Information | PDF

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.