



**Address:** [3409 HICKORY HILL DR](#)  
**City:** ARLINGTON  
**Georeference:** 18415-8-16  
**Subdivision:** HILLSIDE ADDITION-ARLINGTON  
**Neighborhood Code:** 1S010W

**Latitude:** 32.6905683679  
**Longitude:** -97.0925045174  
**TAD Map:** 2120-372  
**MAPSCO:** TAR-097G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HILLSIDE ADDITION-  
ARLINGTON Block 8 Lot 16

**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:** \$317,720

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

**Site Number:** 01299328

**Site Name:** HILLSIDE ADDITION-ARLINGTON-8-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,927

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,316

**Land Acres<sup>\*</sup>:** 0.1679

**Pool:** Y

<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:**

PRESAS MAURICIO A

**Primary Owner Address:**

3409 HICKORY HILL DR  
ARLINGTON, TX 76014-3322

**Deed Date:** 3/28/2005

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D205090388](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL NATIONAL MORTG ASSOC	6/1/2004	<a href="#">D204176798</a>	0000000	0000000
TATU PULILEKA M	3/28/2000	00142790000260	0014279	0000260
CHRISTIAN JAMES RANDALL	11/1/1993	00113180000710	0011318	0000710
HARRY CONSTRUCTION INC	4/5/1991	00102230000616	0010223	0000616
JACKSON JESS A	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	\$251,876	\$65,844	\$317,720	\$249,259
2024	\$251,876	\$65,844	\$317,720	\$226,599
2023	\$267,023	\$35,000	\$302,023	\$205,999
2022	\$226,662	\$35,000	\$261,662	\$187,272
2021	\$155,250	\$35,000	\$190,250	\$170,247
2020	\$156,439	\$35,000	\$191,439	\$154,770

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.