



**Address:** [417 HILLCREST DR](#)  
**City:** ARLINGTON  
**Georeference:** 25545-6-19  
**Subdivision:** MEADOWBROOK PARK ADDN-ARLINGTON  
**Neighborhood Code:** 1C0101

**Latitude:** 32.7304507941  
**Longitude:** -97.0757277724  
**TAD Map:** 2126-384  
**MAPSCO:** TAR-084J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MEADOWBROOK PARK ADDN-  
ARLINGTON Block 6 Lot 19

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1952

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$194,934

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

**Site Number:** 01695495

**Site Name:** MEADOWBROOK PARK ADDN-ARLINGTON-6-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,068

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,840

**Land Acres<sup>\*</sup>:** 0.1799

**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:**

GUITERREZ RICKY LEAL  
GUITERREZ JUDY DIANE

**Primary Owner Address:**

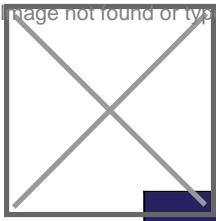
417 HILLCREST DR  
ARLINGTON, TX 76010

**Deed Date:** 8/31/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217202353](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RANKIN LAVELL	6/11/1988	00099830000093	0009983	0000093
COWLING EDGAR WILTON JR	6/27/1983	00075420001853	0007542	0001853
GLORIA VAN ZANDT	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	\$154,934	\$40,000	\$194,934	\$194,934
2024	\$154,934	\$40,000	\$194,934	\$182,692
2023	\$152,862	\$40,000	\$192,862	\$166,084
2022	\$128,822	\$30,000	\$158,822	\$150,985
2021	\$114,381	\$30,000	\$144,381	\$137,259
2020	\$94,781	\$30,000	\$124,781	\$124,781

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.