



**Address:** [613 HILLCREST DR](#)  
**City:** ARLINGTON  
**Georeference:** 25545-13-19  
**Subdivision:** MEADOWBROOK PARK ADDN-ARLINGTON  
**Neighborhood Code:** 1C0101

**Latitude:** 32.7282657193  
**Longitude:** -97.0753937269  
**TAD Map:** 2126-384  
**MAPSCO:** TAR-084N



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 13 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:** 1955  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01697315  
**Site Name:** MEADOWBROOK PARK ADDN-ARLINGTON-13-19  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,141  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,680  
**Land Acres<sup>\*</sup>:** 0.1763  
**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:**  
CERVANTES CUTBERTO  
CERVANTES CONCEPCION  
**Primary Owner Address:**  
613 HILLCREST DR  
ARLINGTON, TX 76010-3135

**Deed Date:** 10/1/1996  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D196197689](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CERVANTES CUTBERTO	9/30/1996	00125350000471	0012535	0000471
KESTERSON JAMES K	11/23/1983	00076750000205	0007675	0000205



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	\$161,976	\$40,000	\$201,976	\$201,976
2024	\$161,976	\$40,000	\$201,976	\$201,976
2023	\$159,820	\$40,000	\$199,820	\$199,820
2022	\$134,754	\$30,000	\$164,754	\$164,754
2021	\$119,700	\$30,000	\$149,700	\$149,700
2020	\$99,229	\$30,000	\$129,229	\$129,229

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.