



**Address:** [1206 HILLCREST DR](#)  
**City:** EULESS  
**Georeference:** 25620-4-4  
**Subdivision:** MEADOWVIEW ADDITION-EULESS  
**Neighborhood Code:** 3X110M

**Latitude:** 32.8543101014  
**Longitude:** -97.0752977052  
**TAD Map:** 2126-432  
**MAPSCO:** TAR-055D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MEADOWVIEW ADDITION-EULESS Block 4 Lot 4

**Jurisdictions:**

CITY OF EULESS (025)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 1979

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 01746197

**Site Name:** MEADOWVIEW ADDITION-EULESS-4-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,616

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,895

**Land Acres<sup>\*</sup>:** 0.2042

**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:**

TRICON SFR 2023-2 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE  
TUSTIN, CA 92780

**Deed Date:** 11/29/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223213477](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2017-1 BORROWER LLC	8/23/2017	<a href="#">D217196850</a>		
2013B PROPERTY OWNER LLC	8/11/2014	<a href="#">D214177050</a>		
KELLEY NATHAN	12/20/2011	<a href="#">D211309794</a>	0000000	0000000
RODRIGUEZ;RODRIGUEZ CHRISTINE	4/2/2001	00148080000324	0014808	0000324
SPORTSMAN HOWARD;SPORTSMAN MARGARET	9/9/1996	00125100001085	0012510	0001085
BALAZAR LEONARD;BALAZAR TRS	12/30/1994	00118510001057	0011851	0001057
BALAZER LEONARD;BALAZER WINIFRED	6/9/1983	00075300001428	0007530	0001428
LEONARD P. VALAZAR	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	\$217,571	\$45,000	\$262,571	\$262,571
2024	\$272,000	\$45,000	\$317,000	\$317,000
2023	\$258,412	\$45,000	\$303,412	\$303,412
2022	\$230,173	\$45,000	\$275,173	\$275,173
2021	\$193,562	\$45,000	\$238,562	\$238,562
2020	\$193,562	\$45,000	\$238,562	\$238,562

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.