



Address: [2004 LAKEHILL CT](#)
City: ARLINGTON
Georeference: 32965-12-9
Subdivision: PRESTONWOOD ESTATES WEST
Neighborhood Code: 1X110G

Latitude: 32.7676047771
Longitude: -97.1434064355
TAD Map: 2108-400
MAPSCO: TAR-068S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PRESTONWOOD ESTATES
WEST Block 12 Lot 9

Jurisdictions:

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

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02264528

Site Name: PRESTONWOOD ESTATES WEST-12-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,601

Percent Complete: 100%

Land Sqft^{*}: 10,890

Land Acres^{*}: 0.2500

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

FERNANDEZ MELFREAD
FERNANDEZ MECHANEM

Primary Owner Address:

2004 LAKEHILL CT
ARLINGTON, TX 76012

Deed Date: 11/20/2023

Deed Volume:

Deed Page:

Instrument: [D223212621](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOV MELODY;MALINSKI HARRY JOSEPH	1/25/2022	D222023951		
GRAHAM ZENAIDA	3/25/2021	D221082111		
RIETA HANNAH;RIETA RUSTY	12/23/1998	00135790000331	0013579	0000331
WONG DAISY;WONG GARY	6/12/1985	00082110000428	0008211	0000428
DAVIS CONSTRUCTION INC	8/2/1984	00079080000109	0007908	0000109
LINGAY PERSONALITY HOMES INC	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 ⁺
2025	\$455,000	\$95,000	\$550,000	\$550,000
2024	\$455,000	\$95,000	\$550,000	\$550,000
2023	\$455,822	\$95,000	\$550,822	\$547,555
2022	\$402,777	\$95,000	\$497,777	\$497,777
2021	\$360,164	\$75,000	\$435,164	\$435,164
2020	\$347,757	\$75,000	\$422,757	\$422,757

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.