



**Address:** [701 HILLVIEW DR](#)  
**City:** ARLINGTON  
**Georeference:** 42459-1-14  
**Subdivision:** TREETOP ADDITION  
**Neighborhood Code:** 1X120F

**Latitude:** 32.7741049252  
**Longitude:** -97.1060273993  
**TAD Map:** 2120-400  
**MAPSCO:** TAR-069N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TREETOP ADDITION Block 1  
Lot 14

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$407,000

**Protest Deadline Date:** 5/15/2025

**Site Number:** 03165930

**Site Name:** TREETOP ADDITION-1-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,317

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,935

**Land Acres<sup>\*</sup>:** 0.2510

**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:**

ZEDIANA JAMES  
ZEDIANA LINDA

**Primary Owner Address:**

701 HILLVIEW DR  
ARLINGTON, TX 76011

**Deed Date:** 2/16/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216032948](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HELBING JOHN M	3/30/2007	<a href="#">D207117491</a>	0000000	0000000
MERK JOHN;MERK LENA	2/8/1985	00080900000185	0008090	0000185
MONTGOMERY JOHN E ETAL	6/20/1983	00075380000455	0007538	0000455
TREETOP PARTNERSHIP	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	\$337,000	\$70,000	\$407,000	\$380,667
2024	\$337,000	\$70,000	\$407,000	\$346,061
2023	\$325,908	\$70,000	\$395,908	\$314,601
2022	\$287,526	\$70,000	\$357,526	\$286,001
2021	\$200,001	\$60,000	\$260,001	\$260,001
2020	\$200,001	\$60,000	\$260,001	\$260,001

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)
- DISABLED VET 50 to 69 PCT 11.22

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.