



Address: [4718 HILLSIDE DR](#)
City: ARLINGTON
Georeference: 47610-10-1
Subdivision: WOODLAND PARK ESTATES ADDITION
Neighborhood Code: 1L020E

Latitude: 32.7169813791
Longitude: -97.1824770346
TAD Map: 2096-380
MAPSCO: TAR-081S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOODLAND PARK ESTATES
ADDITION Block 10 Lot 1

Jurisdictions:

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

State Code: A

Year Built: 1974

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 03624293

Site Name: WOODLAND PARK ESTATES ADDITION-10-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,873

Percent Complete: 100%

Land Sqft^{*}: 14,300

Land Acres^{*}: 0.3282

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MODROVSKY 5 FAMILY REVOCABLE LIVING TRUST

Primary Owner Address:

4617 RAWHIDE TRL
MIDLOTHIAN, TX 76065

Deed Date: 7/12/2018

Deed Volume:

Deed Page:

Instrument: [D218156512](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MODROVSKY GAYLE;MODROVSKY ROBERT	2/23/2015	D215035888		
DENNIS JULIE	6/24/2008	D208289178	0000000	0000000
US BANK NATIONAL ASSOC	1/1/2008	D208010718	0000000	0000000
MCELROY CHARLES	6/10/2003	00168130000289	0016813	0000289
BAGBY CHARLENE W	8/29/2001	00000000000000	0000000	0000000
BAGBY RICHARD L EST	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	\$151,185	\$75,000	\$226,185	\$226,185
2024	\$191,795	\$75,000	\$266,795	\$266,795
2023	\$185,000	\$65,000	\$250,000	\$250,000
2022	\$173,627	\$65,000	\$238,627	\$238,627
2021	\$128,000	\$55,000	\$183,000	\$183,000
2020	\$128,000	\$55,000	\$183,000	\$183,000

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.