



Address: [4604 HILLSIDE DR](#)
City: ARLINGTON
Georeference: 47610-10-13
Subdivision: WOODLAND PARK ESTATES ADDITION
Neighborhood Code: 1L020E

Latitude: 32.7145980682
Longitude: -97.1804217241
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 13

Jurisdictions:

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

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$371,641

Protest Deadline Date: 5/24/2024

Site Number: 03624420

Site Name: WOODLAND PARK ESTATES ADDITION-10-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,442

Percent Complete: 100%

Land Sqft^{*}: 13,430

Land Acres^{*}: 0.3083

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:

LYNCH JONATHAN
LYNCH ESTHER

Primary Owner Address:

4604 HILLSIDE DR
ARLINGTON, TX 76013

Deed Date: 12/30/2014

Deed Volume:

Deed Page:

Instrument: [D214281761](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MJCA HOLDINGS LLC	7/11/2014	D214153479	0000000	0000000
CASH CAROL J;CASH WILLIAM L	11/25/1997	00129920000367	0012992	0000367
COBURN ROBERT L;COBURN ROSEMARY	7/16/1986	00086150001662	0008615	0001662
HARRISON BETTY HELEN	3/28/1984	00077810000698	0007781	0000698
ROBERT E HARRISON	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	\$296,641	\$75,000	\$371,641	\$294,391
2024	\$296,641	\$75,000	\$371,641	\$267,628
2023	\$309,223	\$65,000	\$374,223	\$243,298
2022	\$253,730	\$65,000	\$318,730	\$221,180
2021	\$213,821	\$55,000	\$268,821	\$201,073
2020	\$215,618	\$55,000	\$270,618	\$182,794

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.