



**Address:** [4617 HILLSIDE DR](#)  
**City:** ARLINGTON  
**Georeference:** 47610-11-24  
**Subdivision:** WOODLAND PARK ESTATES ADDITION  
**Neighborhood Code:** 1L020E

**Latitude:** 32.7158349938  
**Longitude:** -97.1800622155  
**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 11 Lot 24

**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:** None

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

**Notice Value:** \$290,418

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

**Site Number:** 03624927

**Site Name:** WOODLAND PARK ESTATES ADDITION-11-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,220

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,856

**Land Acres<sup>\*</sup>:** 0.2262

**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:**

BRAUD ZACHARY STEPHEN  
CAVES EMILY ANN

**Primary Owner Address:**

4617 HILLSIDE DR  
ARLINGTON, TX 76013

**Deed Date:** 3/19/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224047486](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VISKOZKI DOUGLAS MICHAEL;VISKOZKI JEFFERY RICHARD;VISKOZKI MARK RONALD	8/27/2023	<a href="#">D224047485</a>		
VISKOZKI MARILYN	7/3/2001	<a href="#">D208336665</a>	0014994	0000237
PORTER KARA JEAN	1/5/2000	00142130000263	0014213	0000263
PORTER JOHN L & KARA JEAN	2/26/1988	00000000000000	0000000	0000000
PORTER JOHN L	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	\$215,418	\$75,000	\$290,418	\$290,418
2024	\$215,418	\$75,000	\$290,418	\$285,497
2023	\$226,385	\$65,000	\$291,385	\$259,543
2022	\$187,517	\$65,000	\$252,517	\$235,948
2021	\$159,498	\$55,000	\$214,498	\$214,498
2020	\$200,118	\$55,000	\$255,118	\$248,378

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.