



**Address:** [13017 HILLCREST BLVD](#)  
**City:** TARRANT COUNTY  
**Georeference:** 18350-1-3A  
**Subdivision:** HILLCREST ESTATES  
**Neighborhood Code:** 3K600E

**Latitude:** 32.9651860163  
**Longitude:** -97.2760211722  
**TAD Map:** 2066-472  
**MAPSCO:** TAR-008Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HILLCREST ESTATES Block 1  
Lot 3A

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 1986

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$537,606

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

**Site Number:** 05250005

**Site Name:** HILLCREST ESTATES-1-3A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,187

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 54,014

**Land Acres<sup>\*</sup>:** 1.2400

**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:**

MCDANIEL ERICK  
MCDANIEL JENNIFER

**Primary Owner Address:**

13017 HILLCREST BLVD  
KELLER, TX 76244

**Deed Date:** 5/13/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216104456](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RYAN DOUGLAS	6/28/2013	<a href="#">D213173337</a>	0000000	0000000
PHELPS MICHAEL J;PHELPS RITA W	12/18/1996	00126170000668	0012617	0000668
KELLY FRED III	7/1/1986	00085970000256	0008597	0000256
TURNER LEO	6/19/1986	00085850001731	0008585	0001731
TURNER LEO;TURNER SHIRLEY	12/31/1900	00076070001416	0007607	0001416

## 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	\$299,181	\$186,000	\$485,181	\$485,181
2024	\$351,606	\$186,000	\$537,606	\$485,181
2023	\$366,074	\$75,000	\$441,074	\$441,074
2022	\$345,074	\$75,000	\$420,074	\$420,074
2021	\$325,000	\$75,000	\$400,000	\$400,000
2020	\$325,000	\$75,000	\$400,000	\$400,000

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

- 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.