



**Address:** [4804 ASHWORTH CT](#)  
**City:** ARLINGTON  
**Georeference:** 47323-3-13  
**Subdivision:** WINDSOR TERRACE ADDITION  
**Neighborhood Code:** 1L140A

**Latitude:** 32.6705269166  
**Longitude:** -97.2009837426  
**TAD Map:** 2090-364  
**MAPSCO:** TAR-094Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WINDSOR TERRACE ADDITION  
Block 3 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:** 1991

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 05405696

**Site Name:** WINDSOR TERRACE ADDITION-3-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,767

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,018

**Land Acres<sup>\*</sup>:** 0.1381

**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:**

CUELLAR-FRANCO HOLDINGS LLC

**Primary Owner Address:**

904 YELLOWSTONE DR  
MANSFIELD, TX 76063

**Deed Date:** 9/20/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218216028](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SULLIVAN TERESA D	6/21/2007	<a href="#">D207222815</a>	0000000	0000000
DYKEMA JENNIFER	3/28/2002	00155690000071	0015569	0000071
BELSER CEASAR EDWARDS	9/6/1991	00103820001179	0010382	0001179
LITTLE RD ARLINGTON #1 JV	1/1/1984	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	\$204,253	\$55,000	\$259,253	\$259,253
2024	\$264,000	\$55,000	\$319,000	\$319,000
2023	\$279,088	\$45,000	\$324,088	\$324,088
2022	\$217,935	\$45,000	\$262,935	\$262,935
2021	\$183,000	\$45,000	\$228,000	\$228,000
2020	\$161,200	\$45,000	\$206,200	\$206,200

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.