



Address: [4612 RIDGECREST DR](#)
City: ARLINGTON
Georeference: 580-4-5
Subdivision: AMERICANA ESTATES ADDN UNREC
Neighborhood Code: 1L160A

Latitude: 32.6705867908
Longitude: -97.1472039276
TAD Map: 2108-364
MAPSCO: TAR-096N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: AMERICANA ESTATES ADDN
UNREC Block 4 Lot 5

Jurisdictions:

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

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$896,028

Protest Deadline Date: 5/24/2024

Site Number: 06378331

Site Name: AMERICANA ESTATES ADDN UNREC-4-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,445

Percent Complete: 100%

Land Sqft^{*}: 25,669

Land Acres^{*}: 0.5893

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BREWINGTON JASON P
BREWINGTON ITALIA

Primary Owner Address:

4612 RIDGECREST DR
ARLINGTON, TX 76017

Deed Date: 12/20/2019

Deed Volume:

Deed Page:

Instrument: [D220058083](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADCOCK JARROD L;CHAVEZ VERONICA YVONNE	6/1/2015	D215117161		
HARVEY LARRY JOE;HARVEY SHERI	10/30/2000	00156910000111	0015691	0000111
TIMBERLAND CUSTOM HOMES INC	10/26/2000	00146500000016	0014650	0000016
HARVEY LARRY JOE	7/19/2000	00144420000596	0014442	0000596
CLARK ALMOND A	1/1/1989	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	\$807,773	\$88,255	\$896,028	\$612,766
2024	\$807,773	\$88,255	\$896,028	\$557,060
2023	\$591,391	\$68,255	\$659,646	\$506,418
2022	\$419,272	\$68,371	\$487,643	\$460,380
2021	\$330,132	\$88,395	\$418,527	\$418,527
2020	\$319,511	\$88,395	\$407,906	\$407,906

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.