

Tarrant Appraisal District

Property Information | PDF

Account Number: 06636381

Address: 4203 WESTCLIFF CT

City: ARLINGTON

Georeference: 10408-2-65

Subdivision: EAGLE CHASE ADDITION

Neighborhood Code: 1L010E

Googlet Mapd or type unknown

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



## **PROPERTY DATA**

Legal Description: EAGLE CHASE ADDITION Block

2 Lot 65

**Jurisdictions:** 

CITY OF ARLINGTON (024) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A Year Built: 1999

Personal Property Account: N/A

Agent: FORTRESS TAX DEFENSE LLC (12137)

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

**Site Number:** 06636381

Latitude: 32.6770389419

**TAD Map:** 2096-364 **MAPSCO:** TAR-095P

Longitude: -97.1736695402

**Site Name:** EAGLE CHASE ADDITION-2-65 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,072
Percent Complete: 100%

Land Sqft\*: 7,187 Land Acres\*: 0.1650

Pool: Y

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

GARCIA JOSEPH J

GARCIA HEIDI

Primary Owner Address:

Deed Date: 1/22/2003

Deed Volume: 0016339

Deed Page: 0000342

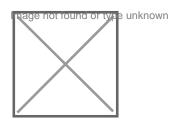
4203 WESTCLIFF CT
ARLINGTON, TX 76016-4624

Instrument: 00163390000342

Previous Owners	Date	Instrument	Deed Volume	Deed Page
POWELL RAYMOND E;POWELL RUBY A	12/30/1999	00141670000080	0014167	0800000
CENTEX REAL ESTATE CORP	1/1/1993	0000000000000	0000000	0000000

07-29-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$409,794	\$56,187	\$465,981	\$465,981
2024	\$409,794	\$56,187	\$465,981	\$465,981
2023	\$421,065	\$60,000	\$481,065	\$423,863
2022	\$337,283	\$60,000	\$397,283	\$385,330
2021	\$310,300	\$40,000	\$350,300	\$350,300
2020	\$311,699	\$40,000	\$351,699	\$348,737

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

07-29-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.