



**Address:** [425 PINEVIEW LN](#)  
**City:** FORT WORTH  
**Georeference:** 31741H-4-7  
**Subdivision:** PARKS OF DEER CREEK ADDITION  
**Neighborhood Code:** 4B012G

**Latitude:** 32.5971621143  
**Longitude:** -97.3256119532  
**TAD Map:** 2048-336  
**MAPSCO:** TAR-119A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARKS OF DEER CREEK  
ADDITION Block 4 Lot 7

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07510616

**Site Name:** PARKS OF DEER CREEK ADDITION-4-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,820

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

HILTERBRAN TRICIA K

**Primary Owner Address:**

425 PINEVIEW LN  
FORT WORTH, TX 76140

**Deed Date:** 8/31/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217204514](#)

| Previous Owners                  | Date       | Instrument                 | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| NAVA JUANITA                     | 12/22/2016 | <a href="#">D216299824</a> |             |           |
| R.S. HOLDINGS INC                | 7/5/2016   | <a href="#">D216148175</a> |             |           |
| MARSHALL JAMES                   | 9/12/2013  | <a href="#">D213242124</a> | 0000000     | 0000000   |
| RS HOLDINGS INC                  | 8/15/2013  | <a href="#">D213218542</a> | 0000000     | 0000000   |
| MARTIN ABERLYN MARIE             | 6/2/2010   | <a href="#">D210144554</a> | 0000000     | 0000000   |
| MARTIN A; MARTIN THOMAS PAUL III | 8/23/2002  | 001593600000339            | 0015936     | 0000339   |
| LEGACY/MOTEREY HOMES LP          | 6/6/2002   | 00157400000122             | 0015740     | 0000122   |
| LUMBERMENS INVESTMENT CORP       | 1/1/1999   | 000000000000000            | 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 | \$205,580          | \$60,000    | \$265,580    | \$265,580                    |
| 2024 | \$205,580          | \$60,000    | \$265,580    | \$265,580                    |
| 2023 | \$247,663          | \$40,000    | \$287,663    | \$244,330                    |
| 2022 | \$193,412          | \$40,000    | \$233,412    | \$222,118                    |
| 2021 | \$161,925          | \$40,000    | \$201,925    | \$201,925                    |
| 2020 | \$151,501          | \$40,000    | \$191,501    | \$191,501                    |

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.