



Address: [2004 HILL COUNTRY CT](#)
City: ARLINGTON
Georeference: 18132-2-3
Subdivision: HIGHLAND RIDGE ADDITION
Neighborhood Code: 1X110J

Latitude: 32.7699729899
Longitude: -97.1375123003
TAD Map: 2108-400
MAPSCO: TAR-068T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HIGHLAND RIDGE ADDITION
Block 2 Lot 3

Jurisdictions:

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

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: PEYCO SOUTHWEST REALTY INC (00506)

Notice Sent Date: 4/15/2025

Notice Value: \$526,000

Protest Deadline Date: 5/24/2024

Site Number: 40229998

Site Name: HIGHLAND RIDGE ADDITION-2-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,629

Percent Complete: 100%

Land Sqft^{*}: 17,162

Land Acres^{*}: 0.3939

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:

COTTER BRIAN G

Primary Owner Address:

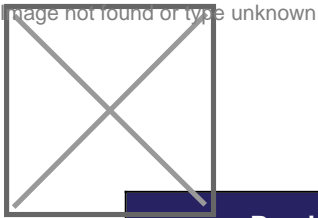
2004 HILL COUNTRY CT
ARLINGTON, TX 76012

Deed Date: 12/27/2015

Deed Volume:

Deed Page:

Instrument: [D223079480](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COTTER BRIAN G;COTTER DIANE	2/27/2003	00166700000362	0016670	0000362
GIOVANNI HOMES CORP	1/1/2003	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	\$441,540	\$35,460	\$477,000	\$477,000
2024	\$490,540	\$35,460	\$526,000	\$523,084
2023	\$472,540	\$35,460	\$508,000	\$475,531
2022	\$469,540	\$35,460	\$505,000	\$432,301
2021	\$357,541	\$35,460	\$393,001	\$393,001
2020	\$357,540	\$35,460	\$393,000	\$393,000

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.