



**Address:** [2023 CLIFFSIDE DR](#)  
**City:** ARLINGTON  
**Georeference:** 8663-8-8  
**Subdivision:** CREEKSIDE VILLAGE ADDITION  
**Neighborhood Code:** 1S020R

**Latitude:** 32.660843234  
**Longitude:** -97.0740413576  
**TAD Map:** 2126-360  
**MAPSCO:** TAR-098W



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** CREEKSIDE VILLAGE  
ADDITION Block 8 Lot 8

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

**State Code:** A  
**Year Built:** 2004  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$338,058  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40335194  
**Site Name:** CREEKSIDE VILLAGE ADDITION-8-8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,389  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,630  
**Land Acres<sup>\*</sup>:** 0.2669  
**Pool:** N

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
HTB GROUP LLC  
**Primary Owner Address:**  
2251 HORNED OWL ST  
GRAND PRAIRIE, TX 75052

**Deed Date:** 1/27/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225018544](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN HIEN GIA;NGUYEN XUAN THAO LUU	6/15/2018	<a href="#">D218135609</a>		
BMN HOLDINGS, LLC	8/14/2014	<a href="#">D214190637</a>		
NGUYEN MINH N	5/20/2010	<a href="#">D210119734</a>	0000000	0000000
SECRETARY OF HUD	11/12/2009	<a href="#">D210023632</a>	0000000	0000000
WELLS FARGO BANK	11/3/2009	<a href="#">D209296766</a>	0000000	0000000
ELLIS ALBERT	10/7/2004	<a href="#">D204324127</a>	0000000	0000000
CHOICE HOMES INC	7/13/2004	<a href="#">D204219138</a>	0000000	0000000
ARLINGTON CREEKSIDE VLLAGE LP	1/1/2003	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	\$188,755	\$91,630	\$280,385	\$280,385
2024	\$246,428	\$91,630	\$338,058	\$338,058
2023	\$265,297	\$30,000	\$295,297	\$295,297
2022	\$252,584	\$30,000	\$282,584	\$282,584
2021	\$228,436	\$30,000	\$258,436	\$258,436
2020	\$224,637	\$30,000	\$254,637	\$254,637

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.