



**Address:** [5300 HILLCROFT AVE](#)  
**City:** ARLINGTON  
**Georeference:** 8663-8-13  
**Subdivision:** CREEKSIDE VILLAGE ADDITION  
**Neighborhood Code:** 1S020R

**Latitude:** 32.660890024  
**Longitude:** -97.0736823625  
**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 13

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$326,110

**Protest Deadline Date:** 7/12/2024

**Site Number:** 40335240

**Site Name:** CREEKSIDE VILLAGE ADDITION-8-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,879

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,882

**Land Acres<sup>\*</sup>:** 0.1579

**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:**

LE KIET T  
LE CUC T TRAN

**Primary Owner Address:**

5300 HILLCROFT AVE  
ARLINGTON, TX 76018-0935

**Deed Date:** 3/17/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206085086](#)

| Previous Owners               | Date     | Instrument                 | Deed Volume | Deed Page |
|-------------------------------|----------|----------------------------|-------------|-----------|
| CHOICE HOMES INC              | 8/2/2005 | <a href="#">D205223911</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 | \$264,172          | \$61,938    | \$326,110    | \$285,831                    |
| 2024 | \$264,172          | \$61,938    | \$326,110    | \$259,846                    |
| 2023 | \$265,427          | \$30,000    | \$295,427    | \$236,224                    |
| 2022 | \$251,088          | \$30,000    | \$281,088    | \$214,749                    |
| 2021 | \$224,067          | \$30,000    | \$254,067    | \$195,226                    |
| 2020 | \$206,229          | \$30,000    | \$236,229    | \$177,478                    |

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.