

LOCATION

Address: [1703 PARKCREST TERR](#)
City: ARLINGTON
Georeference: 30265-1-11
Subdivision: NORTHCREST PARK ADDITION
Neighborhood Code: 1X110N

Latitude: 32.7605377145
Longitude: -97.1353500389
TAD Map: 2108-396
MAPSCO: TAR-068X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NORTHCREST PARK
ADDITION Block 1 Lot 11

Jurisdictions:

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

State Code: A

Year Built: 1965

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01891006

Site Name: NORTHCREST PARK ADDITION-1-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,689

Percent Complete: 100%

Land Sqft^{*}: 7,293

Land Acres^{*}: 0.1674

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:

FRAUSTO NICOLE
FRAUSTO BACILIO EUGENE

Primary Owner Address:

1703 PARKCREST TERR
ARLINGTON, TX 76012

Deed Date: 3/30/2020

Deed Volume:

Deed Page:

Instrument: [D220074677](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| GILCREASE DAVID;ROBERTS DAVID | 12/28/2016 | D216304839 | | |
| MURRAY DEANNA M;MURRAY DONALD W | 9/23/2004 | D204302896 | 0000000 | 0000000 |
| WAGNER DEBRA | 7/20/2001 | 00150670000227 | 0015067 | 0000227 |
| WAGNER DEBRA;WAGNER RICKY A | 8/17/1995 | 00120740001299 | 0012074 | 0001299 |
| JUBY DOROTHY B;JUBY WAYNE E | 12/31/1900 | 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 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$399,804 | \$60,000 | \$459,804 | \$453,685 |
| 2023 | \$352,441 | \$60,000 | \$412,441 | \$412,441 |
| 2022 | \$316,703 | \$60,000 | \$376,703 | \$376,703 |
| 2021 | \$326,031 | \$25,000 | \$351,031 | \$351,031 |
| 2020 | \$275,093 | \$25,000 | \$300,093 | \$300,093 |

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.