

## LOCATION

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**Address:** [1704 PARK HILL DR](#)

**City:** ARLINGTON

**Georeference:** 30265-5-21

**Subdivision:** NORTHCREST PARK ADDITION

**Neighborhood Code:** 1X110N

**Latitude:** 32.7641222425

**Longitude:** -97.1323501791

**TAD Map:** 2108-396

**MAPSCO:** TAR-068T



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** NORTHCREST PARK  
ADDITION Block 5 Lot 21

**Jurisdictions:**

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1968

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 01892258

**Site Name:** NORTHCREST PARK ADDITION-5-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,687

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,400

**Land Acres<sup>\*</sup>:** 0.1928

**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

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**Current Owner:**

CLEMENTS CHRISTOPHER J

**Primary Owner Address:**

1704 PARK HILL DR  
ARLINGTON, TX 76012

**Deed Date:** 8/5/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216180200](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VIVEIROS BRANDON J;VIVEIROS SARA	12/22/2000	00146690000225	0014669	0000225
SEC OF HUD	9/11/2000	00145180000209	0014518	0000209
NATIONAL CITY MTG CO	5/2/2000	00143310000079	0014331	0000079
ERB PHIL	8/23/1995	00120820000245	0012082	0000245
PETIT LEO H	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$162,572	\$60,000	\$222,572	\$217,485
2023	\$145,515	\$60,000	\$205,515	\$197,714
2022	\$146,173	\$60,000	\$206,173	\$179,740
2021	\$138,400	\$25,000	\$163,400	\$163,400
2020	\$155,000	\$25,000	\$180,000	\$175,450

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.