



Address: [4101 PYRACANTHA DR](#)
City: ARLINGTON
Georeference: 14135-1-14
Subdivision: FOREST GROVE ADDITION-ARLINGTON
Neighborhood Code: 1L140N

Latitude: 32.6543400756
Longitude: -97.1723040284
TAD Map: 2096-356
MAPSCO: TAR-095X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOREST GROVE ADDITION-
ARLINGTON Block 1 Lot 14

Jurisdictions:

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

State Code: A

Year Built: 1981

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$289,876

Protest Deadline Date: 5/24/2024

Site Number: 00945064

Site Name: FOREST GROVE ADDITION-ARLINGTON-1-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,617

Percent Complete: 100%

Land Sqft^{*}: 7,686

Land Acres^{*}: 0.1764

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:

SHERRILL LYNN JOHNSTON LIVING TRUST
CLIFFORD DAVID JOHNSTON LIVING TRUST

Primary Owner Address:

4101 PYRACANTHA DR
ARLINGTON, TX 76017

Deed Date: 10/8/2020

Deed Volume:

Deed Page:

Instrument: [D220259098](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSTON CLIFFORD DAVID	12/18/2018	D219011229		
JOHNSTON CLIFFORD D	1/29/2012	D214000365	0000000	0000000
JOHNSTON C D;JOHNSTON CHARLINE EST	5/27/1992	00106580000938	0010658	0000938
CHAFFIN SARA KATHRYN	12/11/1986	00087990001454	0008799	0001454
CAFFIN L S JR;CAFFIN S K COPELAND	12/31/1900	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 ⁺
2025	\$234,876	\$55,000	\$289,876	\$289,876
2024	\$234,876	\$55,000	\$289,876	\$284,666
2023	\$270,400	\$45,000	\$315,400	\$258,787
2022	\$200,209	\$45,000	\$245,209	\$235,261
2021	\$183,784	\$40,000	\$223,784	\$213,874
2020	\$154,431	\$40,000	\$194,431	\$194,431

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.