



**Address:** [3604 IVYWILD CT](#)  
**City:** ARLINGTON  
**Georeference:** 20818-23-28  
**Subdivision:** HUNTWICK SIX ADDITION  
**Neighborhood Code:** 1L040A

**Latitude:** 32.6884844736  
**Longitude:** -97.1782374198  
**TAD Map:** 2096-368  
**MAPSCO:** TAR-095E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HUNTWICK SIX ADDITION  
Block 23 Lot 28

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1980

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

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

**Notice Value:** \$398,275

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01384511

**Site Name:** HUNTWICK SIX ADDITION-23-28

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,455

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,120

**Land Acres<sup>\*</sup>:** 0.2093

**Pool:** Y

<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:**

SIMMEL KENNETH D

**Primary Owner Address:**

3604 IVYWILD CT  
ARLINGTON, TX 76016-3044

**Deed Date:** 11/2/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204365359](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMMEL KENNETH D	10/7/2004	<a href="#">D204319613</a>	0000000	0000000
ALBUS RICHARD;ALBUS TERESA	7/1/1997	00128330000109	0012833	0000109
FOX KAREN A;FOX RICHARD	2/15/1994	00114640000160	0011464	0000160
GOOLSBY ROGER D	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	\$340,155	\$58,120	\$398,275	\$392,825
2024	\$340,155	\$58,120	\$398,275	\$357,114
2023	\$358,042	\$60,000	\$418,042	\$324,649
2022	\$235,135	\$60,000	\$295,135	\$295,135
2021	\$239,976	\$60,000	\$299,976	\$299,976
2020	\$241,809	\$60,000	\$301,809	\$292,344

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.