07-25-2025

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LOCATION

Address: <u>4022 LYNBROOK LN</u> City: ARLINGTON Georeference: 25400-4-18

Subdivision: MEADOW CREEK ADDITION-ARLNGTON Neighborhood Code: 1L030M

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

PROPERTY DATA

Legal Description: MEADOW CREEK ADDITION-**ARLNGTON Block 4 Lot 18** Jurisdictions: Site Number: 01701460 CITY OF ARLINGTON (024) Site Name: MEADOW CREEK ADDITION-ARLNGTON-4-18 **TARRANT COUNTY (220)** Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** Approximate Size+++: 1,729 ARLINGTON ISD (901) State Code: A Percent Complete: 100% Year Built: 1972 Land Sqft*: 8,400 Personal Property Account: N/A Land Acres^{*}: 0.1928 Agent: None Pool: N Notice Sent Date: 4/15/2025 Notice Value: \$243,942 Protest Deadline Date: 5/24/2024

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HART WILLIAM RUSSELL HART BRENDA LUGAR

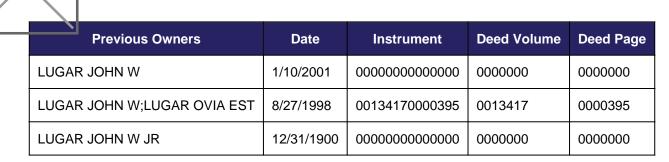
Primary Owner Address: 4022 LYNBROOK LN ARLINGTON, TX 76015 Latitude: 32.6807906026 Longitude: -97.1379382225 TAD Map: 2108-368 MAPSCO: TAR-096K



Deed Date: 1/31/2025 Deed Volume: Deed Page: Instrument: D225017631

Tarrant Appraisal District Property Information | PDF Account Number: 01701460

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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	\$186,542	\$57,400	\$243,942	\$235,763
2024	\$186,542	\$57,400	\$243,942	\$214,330
2023	\$194,770	\$50,000	\$244,770	\$194,845
2022	\$127,132	\$50,000	\$177,132	\$177,132
2021	\$128,287	\$45,000	\$173,287	\$173,287
2020	\$147,544	\$45,000	\$192,544	\$175,385

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.