



**Address:** [4218 W PLEASANT FOREST ST](#)  
**City:** ARLINGTON  
**Georeference:** 32625-2-9  
**Subdivision:** PLEASANT FOREST ADDITION  
**Neighborhood Code:** 1L030N

**Latitude:** 32.6759717406  
**Longitude:** -97.1477475258  
**TAD Map:** 2108-364  
**MAPSCO:** TAR-096N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PLEASANT FOREST ADDITION  
Block 2 Lot 9

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1979

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$301,779

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

**Site Number:** 02225069

**Site Name:** PLEASANT FOREST ADDITION-2-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,945

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,210

**Land Acres<sup>\*</sup>:** 0.1655

**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

**Current Owner:**

CHAN CHING YUAN  
CHAN WEN

**Primary Owner Address:**

4218 W PLEASANT FOREST ST  
ARLINGTON, TX 76015-4507

**Deed Date:** 5/12/1989

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETERY OF HUD	11/14/1988	00094410000858	0009441	0000858
WILSON LYNN C WILSON;WILSON MARY	7/1/1986	00085960002321	0008596	0002321
POWERS CONST CO INC	8/13/1985	00082750001582	0008275	0001582
STEELE DEBBIE;STEELE TOM	12/31/1900	00076950001528	0007695	0001528
HOLCOMB CA;HOLCOMB DONALD	12/30/1900	00076720000466	0007672	0000466
POWERS CONST CO INC	12/29/1900	00074750001589	0007475	0001589
MCBRIDE RICHARD J	12/28/1900	00068410002187	0006841	0002187

## 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	\$245,569	\$56,210	\$301,779	\$282,719
2024	\$245,569	\$56,210	\$301,779	\$257,017
2023	\$247,686	\$50,000	\$297,686	\$233,652
2022	\$211,226	\$50,000	\$261,226	\$212,411
2021	\$156,352	\$50,000	\$206,352	\$193,101
2020	\$175,576	\$50,000	\$225,576	\$175,546

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.