



Address: [4220 W PLEASANT FOREST ST](#)
City: ARLINGTON
Georeference: 32625-2-10
Subdivision: PLEASANT FOREST ADDITION
Neighborhood Code: 1L030N

Latitude: 32.6757664707
Longitude: -97.1477313133
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 10

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: THE RAY TAX GROUP LLC (01008)

Notice Sent Date: 4/15/2025

Notice Value: \$282,484

Protest Deadline Date: 5/24/2024

Site Number: 02225077

Site Name: PLEASANT FOREST ADDITION-2-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,899

Percent Complete: 100%

Land Sqft^{*}: 8,352

Land Acres^{*}: 0.1917

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:

KNICKERBOCKER MARK A

Primary Owner Address:

4220 W PLEASANT FOREST ST
ARLINGTON, TX 76015-4507

Deed Date: 4/21/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206133864](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HSBC MORTGAGE SERVICES INC	9/9/2005	D205302349	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	9/6/2005	D205270748	0000000	0000000
BRAWLEY SAMANTHA J	2/20/2003	D204268726	0000000	0000000
WEBB GLEN ALLEN EST	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	\$183,211	\$57,352	\$240,563	\$240,563
2024	\$225,132	\$57,352	\$282,484	\$248,333
2023	\$227,754	\$50,000	\$277,754	\$225,757
2022	\$155,234	\$50,000	\$205,234	\$205,234
2021	\$155,234	\$50,000	\$205,234	\$205,234
2020	\$174,238	\$50,000	\$224,238	\$190,443

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.