



Address: [4305 BRADLEY LN](#)
City: ARLINGTON
Georeference: 44582-7-12
Subdivision: VERMILLION PLACE ADDITION
Neighborhood Code: 1L140M

Latitude: 32.6551031455
Longitude: -97.1765489642
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: VERMILLION PLACE ADDITION
Block 7 Lot 12

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: \$261,639
Protest Deadline Date: 5/24/2024

Site Number: 03260313
Site Name: VERMILLION PLACE ADDITION-7-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,384
Percent Complete: 100%
Land Sqft^{*}: 7,420
Land Acres^{*}: 0.1703
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:
FAIRES STEVEN D
FAIRES ALICIA D
Primary Owner Address:
4305 BRADLEY LN
ARLINGTON, TX 76017-3207

Deed Date: 6/15/1999
Deed Volume: 0013873
Deed Page: 0000418
Instrument: 00138730000418

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SILVERADO HOLDINGS USA	9/8/1998	00134120000007	0013412	0000007
SEC OF HUD	4/17/1998	00131840000235	0013184	0000235
MELLON MORTGAGE COMPANY	1/6/1998	00130490000018	0013049	0000018
DEALEY JILL POTTER;DEALEY RYAN	8/26/1994	00117190002272	0011719	0002272
BOSILLO DIANE;BOSILLO FRANK JR	12/31/1900	00071210000077	0007121	0000077

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	\$170,000	\$55,000	\$225,000	\$225,000
2024	\$206,639	\$55,000	\$261,639	\$226,823
2023	\$201,113	\$45,000	\$246,113	\$206,203
2022	\$175,952	\$45,000	\$220,952	\$187,457
2021	\$130,415	\$40,000	\$170,415	\$170,415
2020	\$130,415	\$40,000	\$170,415	\$164,755

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.