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**Address:** [4505 BRANCHVIEW DR](#)  
**City:** ARLINGTON  
**Georeference:** 47145-1-3  
**Subdivision:** WILLOW BEND ADDITION  
**Neighborhood Code:** 1L130D

**Latitude:** 32.6732392606  
**Longitude:** -97.1815428113  
**TAD Map:** 2096-364  
**MAPSCO:** TAR-095N



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

## PROPERTY DATA

**Legal Description:** WILLOW BEND ADDITION Block  
1 Lot 3

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$382,941

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

**Site Number:** 03535274

**Site Name:** WILLOW BEND ADDITION-1-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,907

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,040

**Land Acres<sup>\*</sup>:** 0.2075

**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:**

HANSEN MICHAEL D  
HANSEN SALLY C

**Primary Owner Address:**

4505 BRANCHVIEW DR  
ARLINGTON, TX 76017-1310

**Deed Date:** 6/20/2001

**Deed Volume:** 0014971

**Deed Page:** 0000325

**Instrument:** 00149710000325

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NELSON MARY J;NELSON RICKY J	8/28/1995	00120840002030	0012084	0002030
ABERNATHY MARK D	8/11/1988	00093530001033	0009353	0001033
HOLLOWAY DAVID BONNER	1/20/1984	00077250000980	0007725	0000980
ADAMS HOMES INC	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	\$317,941	\$65,000	\$382,941	\$349,267
2024	\$317,941	\$65,000	\$382,941	\$317,515
2023	\$287,971	\$65,000	\$352,971	\$288,650
2022	\$213,229	\$65,000	\$278,229	\$262,409
2021	\$183,554	\$55,000	\$238,554	\$238,554
2020	\$183,554	\$55,000	\$238,554	\$229,403

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.