



# Tarrant Appraisal District Property Information | PDF Account Number: 03535282

#### Address: 4507 BRANCHVIEW DR

City: ARLINGTON Georeference: 47145-1-4 Subdivision: WILLOW BEND ADDITION Neighborhood Code: 1L130D

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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 4 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: PROPERTY TAX LOCK (11667) Notice Sent Date: 4/15/2025 Notice Value: \$324,704 Protest Deadline Date: 5/24/2024 Latitude: 32.6730106305 Longitude: -97.1815129048 TAD Map: 2096-364 MAPSCO: TAR-095N



Site Number: 03535282 Site Name: WILLOW BEND ADDITION-1-4 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,875 Percent Complete: 100% Land Sqft<sup>\*</sup>: 8,664 Land Acres<sup>\*</sup>: 0.1988 Pool: N

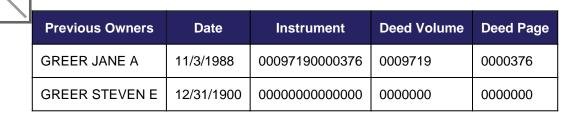
#### +++ Rounded.

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

#### **OWNER INFORMATION**

Current Owner: CHILDERS JANE A Primary Owner Address: 4507 BRANCHVIEW DR ARLINGTON, TX 76017-1310

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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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$259,704	\$65,000	\$324,704	\$308,458
2024	\$259,704	\$65,000	\$324,704	\$280,416
2023	\$189,924	\$65,000	\$254,924	\$254,924
2022	\$184,696	\$65,000	\$249,696	\$249,696
2021	\$199,327	\$55,000	\$254,327	\$246,333
2020	\$178,093	\$55,000	\$233,093	\$223,939

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.