



Address: [4601 BRANCHVIEW CT](#)
City: ARLINGTON
Georeference: 47145-1-13
Subdivision: WILLOW BEND ADDITION
Neighborhood Code: 1L130D

Latitude: 32.6713065205
Longitude: -97.180902483
TAD Map: 2096-364
MAPSCO: TAR-095N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLOW BEND ADDITION Block
1 Lot 13

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

State Code: A
Year Built: 1980
Personal Property Account: N/A
Agent: TEXAS TAX PROTEST (05909)
Notice Sent Date: 4/15/2025
Notice Value: \$534,457
Protest Deadline Date: 5/24/2024

Site Number: 03535371
Site Name: WILLOW BEND ADDITION-1-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,252
Percent Complete: 100%
Land Sqft^{*}: 6,016
Land Acres^{*}: 0.1381
Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
SHANNON STEPHEN P
Primary Owner Address:
4601 BRANCHVIEW CT
ARLINGTON, TX 76017-1309

Deed Date: 7/15/2011
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D211170917](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREDA BRENDA;PEREDA JOHN	12/31/1900	0000000000000000	00000000	00000000



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	\$469,457	\$65,000	\$534,457	\$520,550
2024	\$469,457	\$65,000	\$534,457	\$473,227
2023	\$427,767	\$65,000	\$492,767	\$430,206
2022	\$332,748	\$65,000	\$397,748	\$391,096
2021	\$304,015	\$55,000	\$359,015	\$355,542
2020	\$273,094	\$55,000	\$328,094	\$323,220

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.