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Address: [4502 BRANCHVIEW DR](#)
City: ARLINGTON
Georeference: 47145-4-2
Subdivision: WILLOW BEND ADDITION
Neighborhood Code: 1L130D

Latitude: 32.6734502317
Longitude: -97.1820959814
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
4 Lot 2

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: \$382,267

Protest Deadline Date: 5/24/2024

Site Number: 03535576

Site Name: WILLOW BEND ADDITION-4-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,026

Percent Complete: 100%

Land Sqft^{*}: 9,440

Land Acres^{*}: 0.2167

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:

MARTINEZ RAMIRO
REILLY-MARTINEZ LAURA

Primary Owner Address:

4502 BRANCHVIEW DR
ARLINGTON, TX 76017

Deed Date: 9/6/2018

Deed Volume:

Deed Page:

Instrument: [D218199877](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARLSON CHRISTIAN NICOLE	11/7/2017	D217258881		
CARLSON ALEXANDER;CARLSON CHRIST	2/28/2014	D214041883	0000000	0000000
RUSSELL BILLIE C	6/8/2000	00143930000562	0014393	0000562
EDWARDS CLIFTON;EDWARDS MELANIE	11/23/1992	00108610000146	0010861	0000146
LARA MAC B JR;LARA ROSALINDA B	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 ⁺
2025	\$317,267	\$65,000	\$382,267	\$363,570
2024	\$317,267	\$65,000	\$382,267	\$330,518
2023	\$287,540	\$65,000	\$352,540	\$300,471
2022	\$208,155	\$65,000	\$273,155	\$273,155
2021	\$206,376	\$55,000	\$261,376	\$261,376
2020	\$184,329	\$55,000	\$239,329	\$239,329

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.