



Address: [4506 BRANCHVIEW DR](#)
City: ARLINGTON
Georeference: 47145-4-4
Subdivision: WILLOW BEND ADDITION
Neighborhood Code: 1L130D

Latitude: 32.6729870167
Longitude: -97.1820473311
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 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: 1982

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03535592

Site Name: WILLOW BEND ADDITION-4-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,991

Percent Complete: 100%

Land Sqft^{*}: 10,371

Land Acres^{*}: 0.2380

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:

KORATTYMUTHY LLC

Primary Owner Address:

627 BANBURY RD
COPPELL, TX 75019

Deed Date: 4/4/2023

Deed Volume:

Deed Page:

Instrument: [D223062955](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRITT TIMOTHY MICHAEL	8/2/2020	D221001974		
TRITT COLLEEN M	10/8/2007	D207237815	0000000	0000000
Unlisted	2/22/2005	D205053962	0000000	0000000
MAYHEW ALAN JAY	9/13/1995	00121040002247	0012104	0002247
MAYHEW ALAN J;MAYHEW H L MCCURLEY	6/14/1989	00096230001133	0009623	0001133
CHARLES F CURRY CO	4/4/1989	00095560001411	0009556	0001411
LOVELL LOUISE	8/29/1988	00093670001087	0009367	0001087
LOVELL KENNETH W;LOVELL LOUISE	1/8/1987	00089060000804	0008906	0000804
BENNETT MARY;BENNETT STEVEN C	8/26/1985	00082910000509	0008291	0000509
SMITH KATHRYN L	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	\$260,000	\$65,000	\$325,000	\$325,000
2024	\$299,000	\$65,000	\$364,000	\$364,000
2023	\$307,000	\$65,000	\$372,000	\$372,000
2022	\$265,736	\$65,000	\$330,736	\$330,736
2021	\$244,982	\$55,000	\$299,982	\$299,982
2020	\$222,646	\$55,000	\$277,646	\$277,646

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

There are no exemptions for this property

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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.