



Address: [4604 BRANCHVIEW DR](#)
City: ARLINGTON
Georeference: 47145-4-10
Subdivision: WILLOW BEND ADDITION
Neighborhood Code: 1L130D

Latitude: 32.6716531239
Longitude: -97.1819326659
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
4 Lot 10

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$400,198

Protest Deadline Date: 5/24/2024

Site Number: 03535657

Site Name: WILLOW BEND ADDITION-4-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,285

Percent Complete: 100%

Land Sqft^{*}: 9,040

Land Acres^{*}: 0.2075

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:

BRYAN AND CAROLYN BEALE REVOCABLE TRUST

Primary Owner Address:

4604 BRANCHVIEW DR
ARLINGTON, TX 76017

Deed Date: 10/4/2023

Deed Volume:

Deed Page:

Instrument: [D223179551](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEALE BRYAN E;BEALE CAROLYN D	5/29/2008	D208211069	0000000	0000000
COX BILL;COX KIMBERLY GROGAN	6/30/2004	D204209501	0000000	0000000
COX DAVID E;COX DONITA	10/10/1984	00079760001387	0007976	0001387
NARESH-KUMAR-VASHISHT	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	\$335,198	\$65,000	\$400,198	\$336,743
2024	\$335,198	\$65,000	\$400,198	\$306,130
2023	\$270,000	\$65,000	\$335,000	\$278,300
2022	\$239,552	\$65,000	\$304,552	\$253,000
2021	\$175,000	\$55,000	\$230,000	\$230,000
2020	\$175,000	\$55,000	\$230,000	\$230,000

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.