



**Address:** [4304 WILLOW BEND DR](#)  
**City:** ARLINGTON  
**Georeference:** 47145-5-20R  
**Subdivision:** WILLOW BEND ADDITION  
**Neighborhood Code:** 1L130D

**Latitude:** 32.6747115547  
**Longitude:** -97.1781234113  
**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  
5 Lot 20R

**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

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03536114

**Site Name:** WILLOW BEND ADDITION-5-20R

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,257

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,925

**Land Acres<sup>\*</sup>:** 0.2048

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

COTTER CATHY

**Primary Owner Address:**

4304 WILLOW BEND DR  
ARLINGTON, TX 76017-1366

**Deed Date:** 11/10/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214252544](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCDONALD KRISTINE F	5/3/2012	<a href="#">D212107616</a>	0000000	0000000
MCDONALD EDGAR SCOTT	12/8/1996	000000000000000	0000000	0000000
MCDONALD EDGAR;MCDONALD EST JEANETTE	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$230,000	\$65,000	\$295,000	\$295,000
2024	\$245,000	\$65,000	\$310,000	\$310,000
2023	\$265,000	\$65,000	\$330,000	\$285,366
2022	\$230,000	\$65,000	\$295,000	\$259,424
2021	\$215,240	\$55,000	\$270,240	\$235,840
2020	\$159,400	\$55,000	\$214,400	\$214,400

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.