



Address: [4305 WILLOW BEND DR](#)
City: ARLINGTON
Georeference: 47145-5-21D
Subdivision: WILLOW BEND ADDITION
Neighborhood Code: 1L130D

Latitude: 32.6751494138
Longitude: -97.1784273804
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 21D

Jurisdictions:

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

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$343,000

Protest Deadline Date: 5/24/2024

Site Number: 03536157

Site Name: WILLOW BEND ADDITION-5-21D

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,912

Percent Complete: 100%

Land Sqft^{*}: 7,844

Land Acres^{*}: 0.1800

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:

TIMMONS MARLIN D
TIMMONS LINDA

Primary Owner Address:

4305 WILLOW BEND DR
ARLINGTON, TX 76017-1367

Deed Date: 3/27/1990

Deed Volume: 0009883

Deed Page: 0001509

Instrument: 00098830001509

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZIMLICH CAREY A;ZIMLICH CAROLYN	7/31/1985	00082600000982	0008260	0000982
SNOWDEN PROPERTIES INC	4/26/1984	00078090002064	0007809	0002064
RALPH SHELTON ASSOC INC	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	\$278,000	\$65,000	\$343,000	\$343,000
2024	\$278,000	\$65,000	\$343,000	\$340,590
2023	\$257,900	\$65,000	\$322,900	\$309,627
2022	\$229,996	\$65,000	\$294,996	\$281,479
2021	\$209,153	\$55,000	\$264,153	\$255,890
2020	\$186,739	\$55,000	\$241,739	\$232,627

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.