



Address: [4506 WILLOW BEND DR](#)
City: ARLINGTON
Georeference: 47145-5-45
Subdivision: WILLOW BEND ADDITION
Neighborhood Code: 1L130D

Latitude: 32.6739063683
Longitude: -97.1837867496
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 45

Jurisdictions:

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

State Code: A

Year Built: 1981

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$415,987

Protest Deadline Date: 5/24/2024

Site Number: 03536432

Site Name: WILLOW BEND ADDITION-5-45

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,231

Percent Complete: 100%

Land Sqft^{*}: 6,954

Land Acres^{*}: 0.1596

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:

GERVASI MARK W
GERVASI DEBORAH S

Primary Owner Address:

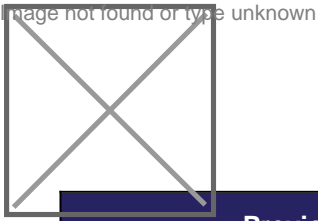
4506 WILLOW BEND DR
ARLINGTON, TX 76017-1342

Deed Date: 4/5/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213087366](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHTOWER JEFFREY S;HIGHTOWER LES	12/28/2004	D205000230	0000000	0000000
HULSEY LARRY R;HULSEY SHERRY	12/31/1900	0000000000000000	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	\$337,256	\$78,731	\$415,987	\$395,867
2024	\$337,256	\$78,731	\$415,987	\$359,879
2023	\$284,269	\$78,731	\$363,000	\$327,163
2022	\$241,578	\$78,731	\$320,309	\$297,421
2021	\$219,902	\$66,619	\$286,521	\$270,383
2020	\$196,577	\$66,619	\$263,196	\$245,803

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.