



Image not found or type unknown

Address: [4400 WILLOW CREST DR](#)
City: ARLINGTON
Georeference: 47160-1-25
Subdivision: WILLOW WOOD ADDITION
Neighborhood Code: 1L140J

Latitude: 32.6495305147
Longitude: -97.1779416249
TAD Map: 2096-356
MAPSCO: TAR-109A



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WILLOW WOOD ADDITION
Block 1 Lot 25

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KENNEDALE ISD (914)

State Code: A

Year Built: 1981

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/24/2024

Site Number: 03540235

Site Name: WILLOW WOOD ADDITION-1-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,320

Percent Complete: 100%

Land Sqft^{*}: 7,783

Land Acres^{*}: 0.1786

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:

PEDERSON ALAN P
PEDERSON DENISE K

Primary Owner Address:

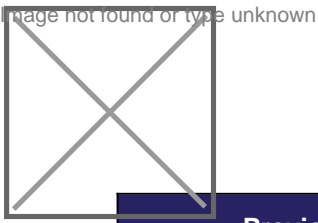
4400 WILLOW CREST DR
ARLINGTON, TX 76017-4063

Deed Date: 5/21/2015

Deed Volume:

Deed Page:

Instrument: [D215110624](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUTLER CHERYL D	1/23/1996	00122430001533	0012243	0001533
SEC OF HUD	7/5/1995	00120860000029	0012086	0000029
BANCBOSTON MORTGAGE CORP	7/4/1995	00120210002089	0012021	0002089
SELGRATH DALE W	10/15/1993	00112930000908	0011293	0000908
MORTGAGE GUARANTY INS CORP	10/23/1986	00087260000865	0008726	0000865
NOWLIN SAVINGS ASSN	7/3/1986	00086010000340	0008601	0000340
E A HOTT 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	\$190,000	\$55,000	\$245,000	\$245,000
2024	\$190,000	\$55,000	\$245,000	\$245,000
2023	\$201,000	\$40,000	\$241,000	\$241,000
2022	\$160,164	\$40,000	\$200,164	\$200,164
2021	\$116,100	\$40,000	\$156,100	\$156,100
2020	\$116,100	\$40,000	\$156,100	\$156,100

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

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.