



Address: [4312 WILLOW CREST DR](#)
City: ARLINGTON
Georeference: 47160-1-27
Subdivision: WILLOW WOOD ADDITION
Neighborhood Code: 1L140J

Latitude: 32.6495357131
Longitude: -97.1774634866
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 27

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KENNE DALE ISD (914)

State Code: A

Year Built: 1981

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 03540251

Site Name: WILLOW WOOD ADDITION-1-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,524

Percent Complete: 100%

Land Sqft^{*}: 8,203

Land Acres^{*}: 0.1883

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:

SAS RENTAL LLC

Primary Owner Address:

3621 FOOT HILLS DR
WEATHERFORD, TX 76087-2239

Deed Date: 6/3/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208213345](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STAPLES GAVIN;STAPLES JESSICA	9/24/1998	00134480000336	0013448	0000336
MAY CHRISTOPHER F;MAY KRISTEN J	6/6/1991	00102840000505	0010284	0000505
KENNEDY JAMES M;KENNEDY VIRGINIA	9/5/1990	00100380001164	0010038	0001164
TEXAS AMERICAN BANK FT WORTH	7/20/1989	00096790001329	0009679	0001329
PENTAGON PROPERTIES	1/20/1987	00088210001767	0008821	0001767
TEXAS AMERICAN BANK	3/14/1986	00084850001019	0008485	0001019
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	\$208,763	\$55,000	\$263,763	\$263,763
2024	\$231,275	\$55,000	\$286,275	\$286,275
2023	\$212,278	\$40,000	\$252,278	\$252,278
2022	\$173,342	\$40,000	\$213,342	\$213,342
2021	\$147,482	\$40,000	\$187,482	\$187,482
2020	\$149,605	\$40,000	\$189,605	\$189,605

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.