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**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)
- KENNEDALE 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<sup>+++</sup>:** 1,524

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,203

**Land Acres<sup>\*</sup>:** 0.1883

**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:**

SAS RENTAL LLC

**Primary Owner Address:**

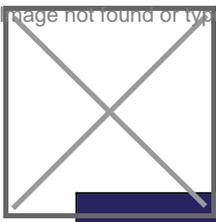
3621 FOOT HILLS DR  
WEATHERFORD, TX 76087-2239

**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 <sup>+</sup>
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.