



**Address:** [4304 WILLOW CREST DR](#)  
**City:** ARLINGTON  
**Georeference:** 47160-1-31  
**Subdivision:** WILLOW WOOD ADDITION  
**Neighborhood Code:** 1L140J

**Latitude:** 32.6495320726  
**Longitude:** -97.1765167802  
**TAD Map:** 2096-356  
**MAPSCO:** TAR-109B



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 31

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$391,157

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03540308

**Site Name:** WILLOW WOOD ADDITION-1-31

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,944

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,179

**Land Acres<sup>\*</sup>:** 0.1877

**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:**

SILVA ELVIRA M

**Primary Owner Address:**

4304 WILLOW CREST DR  
ARLINGTON, TX 76017-4062

**Deed Date:** 6/16/2012

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** 0000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SILVA ELVIRA M;SILVA JUAN S	5/29/2003	00167620000085	0016762	0000085
PETRY JOHN;PETRY TRACY	11/18/1987	00091370001608	0009137	0001608
HAMEL BETTY;HAMEL CHARLES R	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	\$336,157	\$55,000	\$391,157	\$340,757
2024	\$336,157	\$55,000	\$391,157	\$309,779
2023	\$280,831	\$40,000	\$320,831	\$281,617
2022	\$216,015	\$40,000	\$256,015	\$256,015
2021	\$207,869	\$40,000	\$247,869	\$235,934
2020	\$216,790	\$40,000	\$256,790	\$214,485

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)
- DISABLED VET 70 to 99 PCT 11.22
- Surviving Spouse of Disabled Vet 100 PCT

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.