



**Address:** [5804 WILLOW BRANCH DR](#)  
**City:** ARLINGTON  
**Georeference:** 47160-3-12  
**Subdivision:** WILLOW WOOD ADDITION  
**Neighborhood Code:** 1L140J

**Latitude:** 32.6510897537  
**Longitude:** -97.1798808394  
**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 3 Lot 12

**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:** \$235,973

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

**Site Number:** 03540715

**Site Name:** WILLOW WOOD ADDITION-3-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,171

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,407

**Land Acres<sup>\*</sup>:** 0.1700

**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:**

CHAO BRANDON  
CHAO PETERA

**Primary Owner Address:**

5804 WILLOW BRANCH DR  
ARLINGTON, TX 76017

**Deed Date:** 10/15/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224185946](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JAIN SANDEEP JAIN ASHOK KUMAR;MORTENSEN NIHARIKA	1/23/2017	<a href="#">D217017067</a>		
OD TEXAS D LLC	12/1/2016	<a href="#">D216283029</a>		
OSMAR KEVIN	7/7/2011	<a href="#">D211169106</a>	0000000	0000000
GODWIN KEVIN LEE	10/15/1993	00112890002075	0011289	0002075
BANCPLUS MTG CORP	5/4/1993	00110500000636	0011050	0000636
HARRIS MARK A;HARRIS PAMELA D	2/22/1991	00101820001657	0010182	0001657
LASSETER PATRICIA;LASSETER RONALD G	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	\$180,973	\$55,000	\$235,973	\$235,973
2024	\$180,973	\$55,000	\$235,973	\$235,973
2023	\$213,678	\$40,000	\$253,678	\$253,678
2022	\$157,250	\$40,000	\$197,250	\$197,250
2021	\$131,002	\$40,000	\$171,002	\$171,002
2020	\$116,280	\$40,000	\$156,280	\$156,280

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 100 PCT 11.131 - T&P

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.