



**Address:** [5704 ELM BRANCH DR](#)  
**City:** ARLINGTON  
**Georeference:** 47160-4-12  
**Subdivision:** WILLOW WOOD ADDITION  
**Neighborhood Code:** 1L140J

**Latitude:** 32.6534910372  
**Longitude:** -97.1794600765  
**TAD Map:** 2096-356  
**MAPSCO:** TAR-095W



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 4 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:** 1982

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03540928

**Site Name:** WILLOW WOOD ADDITION-4-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,310

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,473

**Land Acres<sup>\*</sup>:** 0.1715

**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:**

QUINONES ARANDA JUANITA F  
QUINONES MORALES GUSTAVO

**Primary Owner Address:**

5704 ELM BRANCH DR  
ARLINGTON, TX 76017

**Deed Date:** 11/17/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223207575](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
URIBE JACKIE;URIBE JONATHAN	10/14/2016	<a href="#">D216244339</a>		
OPENDOOR HOMES PHOENIX 2 LLC	8/10/2016	<a href="#">D216191686</a>		
BAILEY JONATHAN;BAILEY STACEY	3/27/2006	<a href="#">D206094653</a>	0000000	0000000
RIEDEL STACY DIANE ETAL	5/28/1998	00132480000375	0013248	0000375
BAKER CATHE L;BAKER TOMMY F	4/21/1991	00103000000862	0010300	0000862
SLAY SYLVIA;SLAY WILLIAM D	11/30/1990	00101280000828	0010128	0000828
COURIC ROBERT A	2/23/1986	00084630001718	0008463	0001718
HOTT E A	11/4/1983	00076580002058	0007658	0002058
ROBERT A. COURIC	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	\$195,000	\$55,000	\$250,000	\$250,000
2024	\$195,000	\$55,000	\$250,000	\$250,000
2023	\$232,321	\$40,000	\$272,321	\$220,453
2022	\$170,810	\$40,000	\$210,810	\$200,412
2021	\$142,193	\$40,000	\$182,193	\$182,193
2020	\$138,532	\$40,000	\$178,532	\$178,532

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)

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.