



Address: [5902 WILLOW VALLEY DR](#)
City: ARLINGTON
Georeference: 47160-6-14
Subdivision: WILLOW WOOD ADDITION
Neighborhood Code: 1L140J

Latitude: 32.6507145043
Longitude: -97.1781489287
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 6 Lot 14

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: \$269,151

Protest Deadline Date: 5/24/2024

Site Number: 03541576

Site Name: WILLOW WOOD ADDITION-6-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,205

Percent Complete: 100%

Land Sqft^{*}: 8,239

Land Acres^{*}: 0.1891

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:

NANCY C BINKLEY REVOCABLE LIVING TRUST

Primary Owner Address:

5902 WILLOW VALLEY DR
ARLINGTON, TX 76017

Deed Date: 9/27/2022

Deed Volume:

Deed Page:

Instrument: [D222265982](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------|------------|----------------------------|-------------|-----------|
| BINKLEY NANCY CAROL | 1/5/2005 | D205008748 | 0000000 | 0000000 |
| GARY H R III;GARY NANCY | 4/28/1988 | 00092610001596 | 0009261 | 0001596 |
| OBALDO BING O | 9/23/1986 | 00086930001416 | 0008693 | 0001416 |
| FED NATIONAL MORTGAGE ASSOC | 3/13/1986 | 00084840001339 | 0008484 | 0001339 |
| RYAN MTG CO | 1/10/1986 | 00084240000879 | 0008424 | 0000879 |
| BEVERLEE PROPERTIES II | 8/29/1985 | 00082920000614 | 0008292 | 0000614 |
| JOSEPH A CENCEL | 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 | \$214,151 | \$55,000 | \$269,151 | \$223,113 |
| 2024 | \$214,151 | \$55,000 | \$269,151 | \$202,830 |
| 2023 | \$218,367 | \$40,000 | \$258,367 | \$184,391 |
| 2022 | \$160,881 | \$40,000 | \$200,881 | \$167,628 |
| 2021 | \$134,146 | \$40,000 | \$174,146 | \$152,389 |
| 2020 | \$130,740 | \$40,000 | \$170,740 | \$138,535 |

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.