



Address: [4317 WILLOW TREE DR](#)
City: ARLINGTON
Georeference: 47160-9-8
Subdivision: WILLOW WOOD ADDITION
Neighborhood Code: 1L140J

Latitude: 32.6519129844
Longitude: -97.1773966934
TAD Map: 2096-356
MAPSCO: TAR-109A



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WILLOW WOOD ADDITION
Block 9 Lot 8

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: \$285,245

Protest Deadline Date: 5/24/2024

Site Number: 03542092

Site Name: WILLOW WOOD ADDITION-9-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,349

Percent Complete: 100%

Land Sqft^{*}: 7,872

Land Acres^{*}: 0.1807

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:

SANCHEZ JENNIFER

Primary Owner Address:

4317 WILLOW TREE DR
ARLINGTON, TX 76017

Deed Date: 9/30/2016

Deed Volume:

Deed Page:

Instrument: [D216231258](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COPELAND AND BULLARD INVEST LLC	9/3/2014	D214203868		
BANCO POPULAR NORTH AMERICA	4/10/2014	D214071227	0000000	0000000
DIAZ JUAN CARLOS	11/13/2007	D207414151	0000000	0000000
MYERS AMY C;MYERS JAY F	6/14/1996	00124030000428	0012403	0000428
PATTON BRENDA S;PATTON JAMES L	6/23/1992	00106970002225	0010697	0002225
BLASINGAME LESLIE;BLASINGAME RICHARD C	7/29/1988	00093490001867	0009349	0001867
MORTGAGE GUARANTY INS CORP	10/23/1986	00087260000855	0008726	0000855
NOWLIN SAVINGS ASSN	7/3/1986	00086010000343	0008601	0000343
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 ⁺
2025	\$230,245	\$55,000	\$285,245	\$251,385
2024	\$230,245	\$55,000	\$285,245	\$228,532
2023	\$234,784	\$40,000	\$274,784	\$207,756
2022	\$172,818	\$40,000	\$212,818	\$188,869
2021	\$143,997	\$40,000	\$183,997	\$171,699
2020	\$140,322	\$40,000	\$180,322	\$156,090

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)

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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.