



**Address:** [1312 WILLOWBROOK ST](#)  
**City:** ARLINGTON  
**Georeference:** 47475-7-23  
**Subdivision:** WOODBROOK ADDITION  
**Neighborhood Code:** 1X040A

**Latitude:** 32.7538821245  
**Longitude:** -97.0894973938  
**TAD Map:** 2126-392  
**MAPSCO:** TAR-083C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WOODBROOK ADDITION Block  
7 Lot 23

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1965

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03594831

**Site Name:** WOODBROOK ADDITION-7-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,342

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,092

**Land Acres<sup>\*</sup>:** 0.1857

**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:**

KA PROP LLC

**Primary Owner Address:**

1312 WILLOWBROOK ST  
ARLINGTON, TX 76011

**Deed Date:** 8/30/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223161326](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEITZMAN DONALD EDMUND;RONDEAU ELIZABETH	7/11/2022	<a href="#">D222174818</a>		
BUCKNER BRADLEY DAVID EST	5/31/1996	00124350001710	0012435	0001710
BUCKNER PAULA	12/31/1900	000000000000000	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	\$300,864	\$32,368	\$333,232	\$333,232
2024	\$300,864	\$32,368	\$333,232	\$333,232
2023	\$302,365	\$32,368	\$334,733	\$334,733
2022	\$145,487	\$32,368	\$177,855	\$177,855
2021	\$115,344	\$32,368	\$147,712	\$147,712
2020	\$124,455	\$32,368	\$156,823	\$156,823

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

There are no exemptions for this property

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.