



**Address:** [4405 CRANBROOK DR](#)  
**City:** ARLINGTON  
**Georeference:** 47515-M-12  
**Subdivision:** WOODFIELD ADDITION (ARLINGTON)  
**Neighborhood Code:** 1L060L

**Latitude:** 32.6751830927  
**Longitude:** -97.2101868744  
**TAD Map:** 2084-364  
**MAPSCO:** TAR-094P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WOODFIELD ADDITION  
(ARLINGTON) Block M Lot 12

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1979

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03608468

**Site Name:** WOODFIELD ADDITION (ARLINGTON)-M-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,918

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,062

**Land Acres<sup>\*</sup>:** 0.1621

**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:**

BOWMAN-JOHNSON CANDACE B

**Primary Owner Address:**

4405 CRANBROOK DR  
ARLINGTON, TX 76016

**Deed Date:** 6/21/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216134985](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLEMAN JANILENE	5/22/2010	000000000000000	0000000	0000000
WASHINGTON JANILENE	10/4/2006	<a href="#">D206315493</a>	0000000	0000000
WASHINGTON C W	10/19/1998	00134970000122	0013497	0000122
PARSLEY DANETTE	1/31/1997	00126580002010	0012658	0002010
SEC OF HUD	8/8/1991	00103710001707	0010371	0001707
FEDERAL NATIONAL MTG ASSN	8/6/1991	00103480002149	0010348	0002149
SHULZE ANNA;SHULZE GARY R	11/5/1984	00079990001447	0007999	0001447
LEE MELTON RAY;LEE ROSA	12/31/1900	00070870000019	0007087	0000019

## 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	\$241,996	\$56,062	\$298,058	\$298,058
2024	\$241,996	\$56,062	\$298,058	\$298,058
2023	\$265,555	\$45,000	\$310,555	\$310,555
2022	\$223,681	\$45,000	\$268,681	\$268,681
2021	\$191,978	\$40,000	\$231,978	\$231,978
2020	\$161,405	\$40,000	\$201,405	\$201,405

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.