



**Address:** [4307 CRANBROOK DR](#)  
**City:** ARLINGTON  
**Georeference:** 47515-M-17  
**Subdivision:** WOODFIELD ADDITION (ARLINGTON)  
**Neighborhood Code:** 1L060L

**Latitude:** 32.6760891172  
**Longitude:** -97.2101805013  
**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 17

**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:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$272,392

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

**Site Number:** 03608514

**Site Name:** WOODFIELD ADDITION (ARLINGTON)-M-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,059

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,326

**Land Acres<sup>\*</sup>:** 0.1681

**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:**

HANSON CARL MITCHELL

**Primary Owner Address:**

4307 CRANBROOK DR  
ARLINGTON, TX 76016-5115

**Deed Date:** 8/27/1992

**Deed Volume:** 0010763

**Deed Page:** 0000001

**Instrument:** 00107630000001

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARENDT LINDA;ARENDT WILLIAM A	12/31/1900	00068260000483	0006826	0000483



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	\$216,066	\$56,326	\$272,392	\$252,870
2024	\$216,066	\$56,326	\$272,392	\$229,882
2023	\$251,878	\$45,000	\$296,878	\$208,984
2022	\$230,095	\$45,000	\$275,095	\$189,985
2021	\$132,714	\$40,000	\$172,714	\$172,714
2020	\$132,714	\$40,000	\$172,714	\$172,714

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.