



Address: [4409 WOODLAND PARK BLVD](#)
City: ARLINGTON
Georeference: 47610-6-31
Subdivision: WOODLAND PARK ESTATES ADDITION
Neighborhood Code: 1L020E

Latitude: 32.7137743413
Longitude: -97.1775677646
TAD Map: 2096-380
MAPSCO: TAR-081S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOODLAND PARK ESTATES
ADDITION Block 6 Lot 31

Jurisdictions:

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

State Code: A

Year Built: 1974

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$387,608

Protest Deadline Date: 5/24/2024

Site Number: 03623963

Site Name: WOODLAND PARK ESTATES ADDITION-6-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,113

Percent Complete: 100%

Land Sqft^{*}: 30,000

Land Acres^{*}: 0.6887

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HOWTON JOHN
HOWTON TERESA

Primary Owner Address:

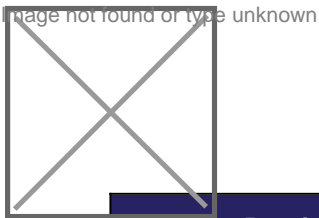
4409 WOODLAND PK BLVD
ARLINGTON, TX 76013-5504

Deed Date: 9/15/1993

Deed Volume: 0011255

Deed Page: 0001955

Instrument: 00112550001955



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LYNCH DANNY J;LYNCH MARIAN M	1/29/1988	00091840000019	0009184	0000019
PIONEER NATIONAL BANK	9/1/1987	00090570000487	0009057	0000487
WENZLAU JOHN N H	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	\$259,462	\$89,385	\$348,847	\$348,847
2024	\$298,223	\$89,385	\$387,608	\$372,681
2023	\$320,054	\$65,000	\$385,054	\$338,801
2022	\$268,938	\$65,000	\$333,938	\$308,001
2021	\$225,000	\$55,001	\$280,001	\$280,001
2020	\$225,000	\$55,001	\$280,001	\$280,001

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.