



Address: [3604 LYNNWOOD DR](#)
City: ARLINGTON
Georeference: 47660C-10-5
Subdivision: WOODLAND WEST ESTATES ADDITION
Neighborhood Code: 1C250B

Latitude: 32.7274949181
Longitude: -97.1648351522
TAD Map: 2102-384
MAPSCO: TAR-081Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOODLAND WEST ESTATES
ADDITION Block 10 Lot 5 & PT CE

Jurisdictions:

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

State Code: A

Year Built: 1967

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$450,075

Protest Deadline Date: 5/24/2024

Site Number: 03639770

Site Name: WOODLAND WEST ESTATES ADDITION-10-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,855

Percent Complete: 100%

Land Sqft^{*}: 9,936

Land Acres^{*}: 0.2280

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:

WAINWRIGHT JASON

Primary Owner Address:

3604 LYNNWOOD DR
ARLINGTON, TX 76013

Deed Date: 7/22/2016

Deed Volume:

Deed Page:

Instrument: [D216169871](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRATINA ALBERT	6/17/2010	D210155724	0000000	0000000
SMITH DILLION F	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 ⁺
2025	\$375,075	\$75,000	\$450,075	\$450,075
2024	\$375,075	\$75,000	\$450,075	\$414,609
2023	\$340,673	\$60,000	\$400,673	\$376,917
2022	\$292,804	\$60,000	\$352,804	\$342,652
2021	\$259,874	\$60,000	\$319,874	\$311,502
2020	\$236,377	\$60,000	\$296,377	\$283,184

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.