



**Address:** [7408 WILLOW OAK LN](#)  
**City:** ARLINGTON  
**Georeference:** A1612-4G01  
**Subdivision:** WARNELL, WM W SURVEY  
**Neighborhood Code:** 1M010A

**Latitude:** 32.6245526876  
**Longitude:** -97.1441474088  
**TAD Map:** 2108-348  
**MAPSCO:** TAR-110N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WARNELL, WM W SURVEY  
Abstract 1612 Tract 4G01

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1976

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$378,665

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

**Site Number:** 04242912

**Site Name:** WARNELL, WM W SURVEY-4G01

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,327

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 38,289

**Land Acres<sup>\*</sup>:** 0.8790

**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:**

LANSFORD ASHLEY  
LANSFORD MATTHEW RAY

**Primary Owner Address:**

7408 WILLOW OAK LN  
ARLINGTON, TX 76001

**Deed Date:** 10/30/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220298610](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLOW OAK LLC	12/21/2012	<a href="#">D212317326</a>	0000000	0000000
CASELL BARBARA;CASELL JEFFREY	4/7/2006	<a href="#">D208131661</a>	0000000	0000000
WILLOW OAK LANE LLC	4/7/2006	<a href="#">D206128545</a>	0000000	0000000
CASELL JEFF	12/19/1996	00126220000766	0012622	0000766
HEARN JOHNNY L	10/13/1994	00117710002252	0011771	0002252
HEARN JOHNNY LEE;HEARN SUZANNE	4/10/1987	00089100001478	0008910	0001478
FRY FREDDIE A;FRY VIOLA	12/31/1900	00060580000771	0006058	0000771

## 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	\$184,715	\$193,950	\$378,665	\$331,355
2024	\$184,715	\$193,950	\$378,665	\$301,232
2023	\$228,610	\$193,950	\$422,560	\$273,847
2022	\$133,634	\$168,950	\$302,584	\$248,952
2021	\$151,605	\$74,715	\$226,320	\$226,320
2020	\$164,675	\$74,715	\$239,390	\$239,390

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.