



**Address:** [4214 WILLOW SPRINGS DR](#)  
**City:** ARLINGTON  
**Georeference:** 10965-5-11  
**Subdivision:** EDGEVIEW ADDITION  
**Neighborhood Code:** 1L120E

**Latitude:** 32.6394563842  
**Longitude:** -97.175739827  
**TAD Map:** 2096-352  
**MAPSCO:** TAR-109F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EDGEVIEW ADDITION Block 5  
Lot 11

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KENNE DALE ISD (914)

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 04787331

**Site Name:** EDGEVIEW ADDITION-5-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,710

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,211

**Land Acres<sup>\*</sup>:** 0.2344

**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:**

KIDMAN LILLIAN

**Primary Owner Address:**

4214 WILLOW SPRINGS DR  
ARLINGTON, TX 76001

**Deed Date:** 2/6/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220031143](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GROMACKI VIRGINIA	2/5/2020	<a href="#">D217081433</a>		
GUERRA JOSE R ESTATE	5/7/2019	142-19-074688		
GUERRA JOSE	12/17/2015	<a href="#">D215281063</a>		
GUERRA JOSE;GUERRA MARIA LILLIA	12/16/2004	<a href="#">D204393127</a>	0000000	0000000
SPEARMAN BARBARA;SPEARMAN MICHAEL	8/20/1998	00133840000459	0013384	0000459
MORALES RACHELLE;MORALES VERN	11/15/1993	00113280000817	0011328	0000817
MORGAN ELAINE C;MORGAN STEVEN G	10/5/1989	00097240000038	0009724	0000038
GRAHAM GARRY J;GRAHAM JOHN IMHOFF	9/8/1989	00097040002046	0009704	0002046
NOWLIN SAVINGS ASSOCIATION	8/22/1988	00095010000969	0009501	0000969
SHEPPARD DAN;SHEPPARD EVELYN V	9/4/1987	00090700001604	0009070	0001604
NOWLIN SAVINGS ASSN	1/9/1986	00084230000712	0008423	0000712
HOTT E A	1/20/1984	00077220002169	0007722	0002169
E A HOTT INC	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 <sup>+</sup>
2025	\$222,318	\$56,250	\$278,568	\$278,568
2024	\$222,318	\$56,250	\$278,568	\$278,568
2023	\$270,261	\$38,000	\$308,261	\$254,766
2022	\$193,605	\$38,000	\$231,605	\$231,605
2021	\$181,024	\$38,000	\$219,024	\$219,024
2020	\$158,602	\$38,000	\$196,602	\$169,265

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

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- 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.