



**Address:** [4716 VILLAGE OAK DR](#)  
**City:** ARLINGTON  
**Georeference:** 30628C-1-3  
**Subdivision:** OAK LAKE ADDITION  
**Neighborhood Code:** A1A020L

**Latitude:** 32.6694251541  
**Longitude:** -97.1602246341  
**TAD Map:** 2102-364  
**MAPSCO:** TAR-095Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK LAKE ADDITION Block 1  
Lot 3 & PART OF COMMON AREA

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$299,606

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

**Site Number:** 05607469

**Site Name:** OAK LAKE ADDITION-1-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,371

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,420

**Land Acres<sup>\*</sup>:** 0.0785

**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:**

RUVALCABA JUAN  
RUVALCABA JAMELYN

**Primary Owner Address:**

640 BETHPAGE DR  
RED OAK, TX 75154

**Deed Date:** 7/19/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216162994](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCALF LAWRENCE G	6/27/2002	00157970000243	0015797	0000243
KUNZ JULIE A	6/6/1997	00127980000514	0012798	0000514
BLACKSTOCK BELINDA A	2/19/1987	00088530000815	0008853	0000815
NORTH AMERICAN GUARANTY CORP	5/23/1986	00085570001053	0008557	0001053
ARNOLD-BURKHARD CORP	1/1/1984	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	\$269,606	\$30,000	\$299,606	\$247,822
2024	\$269,606	\$30,000	\$299,606	\$206,518
2023	\$270,951	\$30,000	\$300,951	\$172,098
2022	\$126,453	\$30,000	\$156,453	\$156,453
2021	\$127,405	\$18,000	\$145,405	\$145,405
2020	\$116,210	\$18,000	\$134,210	\$134,210

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

There are no exemptions for this property

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.