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**Address:** [4470 KIRKLAND DR](#)  
**City:** FORT WORTH  
**Georeference:** 47151-1-9  
**Subdivision:** WILLOW LAKE NORTH ADDITION  
**Neighborhood Code:** 4T003B

**Latitude:** 32.6863947872  
**Longitude:** -97.387906779  
**TAD Map:** 2030-368  
**MAPSCO:** TAR-089F



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

## PROPERTY DATA

**Legal Description:** WILLOW LAKE NORTH  
ADDITION Block 1 Lot 9

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$913,668

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

**Site Number:** 06518583  
**Site Name:** WILLOW LAKE NORTH ADDITION-1-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,066  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 15,579  
**Land Acres<sup>\*</sup>:** 0.3576  
**Pool:** N

+++ Rounded.

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

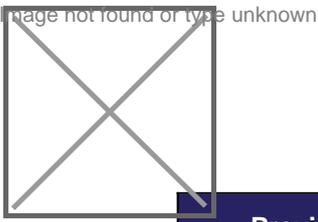
## OWNER INFORMATION

**Current Owner:**

COMPTON BENJAMIN H  
COMPTON TARYN E

**Primary Owner Address:**  
4470 KIRKLAND DR  
FORT WORTH, TX 76109

**Deed Date:** 12/16/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215281430](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
Unlisted	8/12/1997	00128700000393	0012870	0000393
AMERICO FINANCIAL LTD	1/1/1991	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	\$557,878	\$355,790	\$913,668	\$847,000
2024	\$557,878	\$355,790	\$913,668	\$770,000
2023	\$530,000	\$170,000	\$700,000	\$700,000
2022	\$500,000	\$170,000	\$670,000	\$668,812
2021	\$438,011	\$170,000	\$608,011	\$608,011
2020	\$440,132	\$170,000	\$610,132	\$610,132

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.