



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



Google Map or type unknown

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⁺⁺⁺: 3,066

Percent Complete: 100%

Land Sqft^{*}: 15,579

Land Acres^{*}: 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 ⁺
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.