



Address: [4309 FALCON PERCH CIR](#)
City: ARLINGTON
Georeference: 2411J-7-16
Subdivision: BENT OAKS ESTATES ADDITION
Neighborhood Code: 1L120D

Latitude: 32.6376178635
Longitude: -97.1772692873
TAD Map: 2096-352
MAPSCO: TAR-109E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BENT OAKS ESTATES
ADDITION Block 7 Lot 16

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: 2001

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00998)

Protest Deadline Date: 5/24/2024

Site Number: 07623801

Site Name: BENT OAKS ESTATES ADDITION-7-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,986

Percent Complete: 100%

Land Sqft^{*}: 5,009

Land Acres^{*}: 0.1149

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:

YAMASA CO LTD

Primary Owner Address:

PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 7/17/2023

Deed Volume:

Deed Page:

Instrument: [D223127354](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KIRKPATRICK CHERRI;KIRKPATRICK JASON	12/22/2016	D216304401		
BREWER MICHELE D;KIRKELIE SCOTT A	9/1/2016	D216205181		
JOHNSON MARY S	12/16/2015	D215285357		
JOHNSON GLEN;JOHNSON MARY S	10/19/2001	00152490000278	0015249	0000278
HISTORY MAKER HOMES LLC	7/25/2001	00150510000327	0015051	0000327
V L S PARTNERS	1/1/2000	000000000000000	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	\$207,836	\$40,072	\$247,908	\$247,908
2024	\$263,265	\$40,072	\$303,337	\$303,337
2023	\$295,828	\$50,000	\$345,828	\$302,452
2022	\$240,662	\$50,000	\$290,662	\$274,956
2021	\$204,960	\$45,000	\$249,960	\$249,960
2020	\$190,068	\$45,000	\$235,068	\$235,068

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.