



Address: [4305 FALCON PERCH CIR](#)
City: ARLINGTON
Georeference: 2411J-7-18
Subdivision: BENT OAKS ESTATES ADDITION
Neighborhood Code: 1L120D

Latitude: 32.637615768
Longitude: -97.1769435855
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: BENT OAKS ESTATES
ADDITION Block 7 Lot 18

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: None
Protest Deadline Date: 5/24/2024

Site Number: 07623860
Site Name: BENT OAKS ESTATES ADDITION-7-18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,969
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:
PATTEN CASSANDRA
Primary Owner Address:
4305 FALCON PERCH CIR
ARLINGTON, TX 76001-7635

Deed Date: 1/30/2002
Deed Volume: 0015446
Deed Page: 0000057
Instrument: 00154460000057

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HISTORY MAKER HOMES LLC	11/23/2001	00153710000207	0015371	0000207
V L S PARTNERS	1/1/2000	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	\$262,647	\$40,072	\$302,719	\$302,719
2024	\$262,647	\$40,072	\$302,719	\$302,719
2023	\$295,080	\$50,000	\$345,080	\$287,456
2022	\$240,141	\$50,000	\$290,141	\$261,324
2021	\$204,588	\$45,000	\$249,588	\$237,567
2020	\$189,759	\$45,000	\$234,759	\$215,970

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.