



Address: [4022 WILLOWRUN LN](#)
City: ARLINGTON
Georeference: 8411-1-17R
Subdivision: COTTAGES ON THE PARK ADDITION
Neighborhood Code: A1A020V

Latitude: 32.7114421077
Longitude: -97.1714713969
TAD Map: 2096-376
MAPSCO: TAR-081X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COTTAGES ON THE PARK
ADDITION Block 1 Lot 17R

Jurisdictions:

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

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: PEYCO SOUTHWEST REALTY INC (00596)

Notice Sent Date: 4/15/2025

Notice Value: \$272,462

Protest Deadline Date: 5/24/2024

Site Number: 40119173
Site Name: COTTAGES ON THE PARK ADDITION-1-17R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,517
Percent Complete: 100%
Land Sqft^{*}: 118,683
Land Acres^{*}: 2.7246

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:
WINSQUARED LLC
Primary Owner Address:
3605 ORCHID LN
ARLINGTON, TX 76016

Deed Date: 11/1/2024
Deed Volume:
Deed Page:
Instrument: [D224197132](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SKEGRUD ROBERT L	1/1/2002	0000000000000000	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	\$234,212	\$38,250	\$272,462	\$272,462
2024	\$234,212	\$38,250	\$272,462	\$272,462
2023	\$260,203	\$11,475	\$271,678	\$271,678
2022	\$214,036	\$11,475	\$225,511	\$225,511
2021	\$166,525	\$11,475	\$178,000	\$178,000
2020	\$168,509	\$11,475	\$179,984	\$179,984

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.