Tarrant Appraisal District Property Information | PDF Account Number: 40119173

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



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: Site Number: 40119173 CITY OF ARLINGTON (024) Site Name: COTTAGES ON THE PARK ADDITION-1-17R **TARRANT COUNTY (220)** Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** Approximate Size+++: 1,517 ARLINGTON ISD (901) State Code: A Percent Complete: 100% Year Built: 2003 Land Sqft*: 118,683 Personal Property Account: N/A Land Acres*: 2.7246 Agent: PEYCO SOUTHWEST REALTY INC (00506): N Notice Sent Date: 4/15/2025 Notice Value: \$272,462 Protest Deadline Date: 5/24/2024

+++ 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

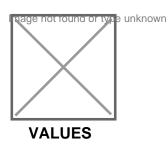
3605 ORCHID LN ARLINGTON, TX 76016 Deed Date: 11/1/2024 Deed Volume: Deed Page: Instrument: D224197132

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------|----------|---|-------------|-----------|
| SKEGRUD ROBERT L | 1/1/2002 | 000000000000000000000000000000000000000 | 000000 | 0000000 |



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LOCATION



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. <u>Tarrant County Tax Office Account Information</u>.

| 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.