



Address: [7828 BLACK WILLOW LN](#)
City: ARLINGTON
Georeference: 47163B-1-26
Subdivision: WILLOWSTONE
Neighborhood Code: 1M070G

Latitude: 32.6133928228
Longitude: -97.0812853299
TAD Map: 2126-344
MAPSCO: TAR-111V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLOWSTONE Block 1 Lot 26

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2012

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$367,302

Protest Deadline Date: 5/24/2024

Site Number: 41030958

Site Name: WILLOWSTONE-1-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,849

Percent Complete: 100%

Land Sqft^{*}: 7,275

Land Acres^{*}: 0.1670

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:

JANDRES CELENIA
JANDRES ABEL

Primary Owner Address:

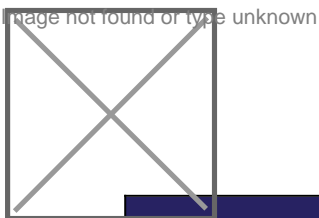
7828 BLACK WILLOW LN
ARLINGTON, TX 76002-4630

Deed Date: 6/29/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212158623](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	12/30/2010	D210322729	0000000	0000000
THIEMANN FAMILY LP	9/1/2010	D210215184	0000000	0000000
ARCADIAN HOMES	3/11/2009	D209071255	0000000	0000000
LOTS-R-US 5 LP	3/28/2007	D207132461	0000000	0000000
CHOICE HOMES INC	10/26/2006	D206356791	0000000	0000000
ARLINGTON WILLOWSTONE LTD	1/1/2006	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	\$307,302	\$60,000	\$367,302	\$367,302
2024	\$307,302	\$60,000	\$367,302	\$354,312
2023	\$298,000	\$60,000	\$358,000	\$322,102
2022	\$243,032	\$50,000	\$293,032	\$292,820
2021	\$222,742	\$50,000	\$272,742	\$266,200
2020	\$192,000	\$50,000	\$242,000	\$242,000

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.