

## LOCATION

---

**Address:** [4412 ALAMEDA CT](#)  
**City:** ARLINGTON  
**Georeference:** 20818-23-48  
**Subdivision:** HUNTWICK SIX ADDITION  
**Neighborhood Code:** 1L040A

**Latitude:** 32.6883302051  
**Longitude:** -97.1772492577  
**TAD Map:** 2096-368  
**MAPSCO:** TAR-095F



Google Map or type unknown

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

## PROPERTY DATA

---

**Legal Description:** HUNTWICK SIX ADDITION  
Block 23 Lot 48

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1980

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 01384732  
**Site Name:** HUNTWICK SIX ADDITION-23-48  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,414  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,106  
**Land Acres<sup>\*</sup>:** 0.1172  
**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

---

**Current Owner:**

BURLESON CHANNING

**Primary Owner Address:**

4412 ALAMEDA CT  
ARLINGTON, TX 76016

**Deed Date:** 6/19/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220144471](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDMONDS ELIZABETH ANN	12/10/2017	<a href="#">D220144470</a>		
EDMONDS ELIZABETH;EDMONDS MICHAEL F	3/22/1995	00119290000607	0011929	0000607
GRAHAM ANDREA;GRAHAM RICHARD C	4/15/1991	00102290001000	0010229	0001000
DURHAM RICHARD L	12/31/1900	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$335,384	\$40,848	\$376,232	\$363,128
2023	\$353,004	\$60,000	\$413,004	\$330,116
2022	\$253,658	\$60,000	\$313,658	\$300,105
2021	\$212,823	\$60,000	\$272,823	\$272,823
2020	\$212,823	\$60,000	\$272,823	\$272,823

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.