

LOCATION

Address: [4400 TROWBRIDGE DR](#)
City: ARLINGTON
Georeference: 30370-5-3
Subdivision: OAK CREEK ESTATES (ARLINGTON)
Neighborhood Code: 1L020C

Latitude: 32.7071988144
Longitude: -97.1766995029
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: OAK CREEK ESTATES (ARLINGTON) Block 5 Lot 3

Jurisdictions:

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

State Code: A

Year Built: 1975

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01982753

Site Name: OAK CREEK ESTATES (ARLINGTON)-5-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,284

Percent Complete: 100%

Land Sqft^{*}: 10,266

Land Acres^{*}: 0.2356

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:

WILLIS JAMES PHILLIP

Primary Owner Address:

4400 TROWBRIDGE DR
 ARLINGTON, TX 76013

Deed Date: 9/6/2022

Deed Volume:

Deed Page:

Instrument: [D219151559](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAYHAN PATSY EST	6/24/1996	00000000000000	0000000	0000000
MAYHAN CLYDE L;MAYHAN PATSY	5/1/1980	00069280002330	0006928	0002330

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	\$0	\$0	\$0	\$0
2024	\$251,000	\$75,000	\$326,000	\$326,000
2023	\$272,499	\$70,000	\$342,499	\$342,499
2022	\$248,859	\$70,000	\$318,859	\$281,751
2021	\$191,313	\$70,000	\$261,313	\$256,137
2020	\$162,852	\$70,000	\$232,852	\$232,852

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.