



**Address:** [4101 PYRACANTHA DR](#)  
**City:** ARLINGTON  
**Georeference:** 14135-1-14  
**Subdivision:** FOREST GROVE ADDITION-ARLINGTON  
**Neighborhood Code:** 1L140N

**Latitude:** 32.6543400756  
**Longitude:** -97.1723040284  
**TAD Map:** 2096-356  
**MAPSCO:** TAR-095X



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

## PROPERTY DATA

**Legal Description:** FOREST GROVE ADDITION-ARLINGTON Block 1 Lot 14

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1981

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00945064

**Site Name:** FOREST GROVE ADDITION-ARLINGTON-1-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,617

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,686

**Land Acres<sup>\*</sup>:** 0.1764

**Pool:** N

<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:**

SHERRILL LYNN JOHNSTON LIVING TRUST  
CLIFFORD DAVID JOHNSTON LIVING TRUST

**Deed Date:** 10/8/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220259098](#)

**Primary Owner Address:**

4101 PYRACANTHA DR  
ARLINGTON, TX 76017

| Previous Owners                    | Date       | Instrument                 | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| JOHNSTON CLIFFORD DAVID            | 12/18/2018 | <a href="#">D219011229</a> |             |           |
| JOHNSTON CLIFFORD D                | 1/29/2012  | <a href="#">D214000365</a> | 0000000     | 0000000   |
| JOHNSTON C D;JOHNSTON CHARLINE EST | 5/27/1992  | 00106580000938             | 0010658     | 0000938   |
| CHAFFIN SARA KATHRYN               | 12/11/1986 | 00087990001454             | 0008799     | 0001454   |
| CAFFIN L S JR;CAFFIN S K COPELAND  | 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 | \$234,876          | \$55,000    | \$289,876    | \$284,666                    |
| 2023 | \$270,400          | \$45,000    | \$315,400    | \$258,787                    |
| 2022 | \$200,209          | \$45,000    | \$245,209    | \$235,261                    |
| 2021 | \$183,784          | \$40,000    | \$223,784    | \$213,874                    |
| 2020 | \$154,431          | \$40,000    | \$194,431    | \$194,431                    |

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.