

Property Information | PDF

Account Number: 03539091

LOCATION

Address: 3705 WILLOW RIDGE DR

City: ARLINGTON

Georeference: 47155-6-21

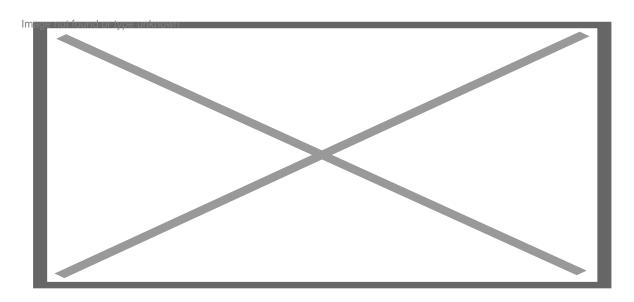
Subdivision: WILLOW RIDGE ADDITION

Neighborhood Code: 1L130F

Latitude: 32.6712979142 **Longitude:** -97.1661339488

TAD Map: 2102-364 **MAPSCO:** TAR-095Q





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

PROPERTY DATA

Legal Description: WILLOW RIDGE ADDITION

Block 6 Lot 21

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

+++ Rounded.

Protest Deadline Date: 5/15/2025

Site Number: 03539091

Site Name: WILLOW RIDGE ADDITION-6-21 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,844
Percent Complete: 100%

Land Sqft*: 8,250 Land Acres*: 0.1893

Pool: N

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

OWNER INFORMATION

03-28-2025 Page 1



USREY DENNIS M
KNETSCH CYNTHIA O
Primary Owner Address:
3705 WILLOW RIDGE DR
ARLINGTON, TX 76017

Deed Date: 12/30/2016

Deed Volume: Deed Page:

Instrument: D217000623

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TYLER JANICE E;TYLER PATRICK D	7/30/1984	00079130001574	0007913	0001574
W RAE MOORE	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*
2025	\$0	\$0	\$0	\$0
2024	\$294,833	\$45,000	\$339,833	\$300,292
2023	\$297,353	\$45,000	\$342,353	\$272,993
2022	\$203,175	\$45,000	\$248,175	\$248,175
2021	\$210,239	\$40,000	\$250,239	\$231,453
2020	\$175,995	\$40,000	\$215,995	\$210,412

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22

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.

03-28-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.