



Address: [1309 E TIMBERVIEW LN](#)
City: ARLINGTON
Georeference: 830-15-11
Subdivision: ARKANSAS HEIGHTS ADDITION
Neighborhood Code: 1S010A

Latitude: 32.7011195667
Longitude: -97.0905223486
TAD Map: 2126-376
MAPSCO: TAR-097C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ARKANSAS HEIGHTS
ADDITION Block 15 Lot 11

Jurisdictions:

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

State Code: A

Year Built: 1968

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 00054828

Site Name: ARKANSAS HEIGHTS ADDITION-15-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,394

Percent Complete: 100%

Land Sqft^{*}: 9,000

Land Acres^{*}: 0.2066

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:

CHU YEN

Primary Owner Address:

2505 PARADISE LN
FLOWER MOUND, TX 75022-8134

Deed Date: 8/11/2006

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D206250999](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	3/8/2006	D206117139	0000000	0000000
MORTGAGE ELECTRONICS REG SYS	3/7/2006	D206073785	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	12/3/2002	00162400000257	0016240	0000257
MONTANTE ALMA;MONTANTE JOSE	5/21/1999	00138310000248	0013831	0000248
WARD LANETHIA	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	\$77,590	\$81,000	\$158,590	\$158,590
2024	\$95,211	\$81,000	\$176,211	\$176,211
2023	\$132,142	\$35,000	\$167,142	\$167,142
2022	\$110,214	\$35,000	\$145,214	\$145,214
2021	\$100,240	\$35,000	\$135,240	\$135,240
2020	\$101,000	\$35,000	\$136,000	\$136,000

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

There are no exemptions for this property

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.