



**Address:** [4712 PARK SPRINGS BLVD](#)  
**City:** ARLINGTON  
**Georeference:** 16950--A  
**Subdivision:** HAMLIN, T ESTATE  
**Neighborhood Code:** 1L130A

**Latitude:** 32.668663565  
**Longitude:** -97.1707206575  
**TAD Map:** 2096-364  
**MAPSCO:** TAR-095T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HAMLIN, T ESTATE Lot A

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1974

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01167324  
**Site Name:** HAMLIN, T ESTATE A  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,845  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 79,714  
**Land Acres<sup>\*</sup>:** 1.8300  
**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:**

DAKAK NASER

**Primary Owner Address:**

4712 PARK SPRINGS BLVD  
ARLINGTON, TX 76017-1507

**Deed Date:** 9/16/2005  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D205282596](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WYNNE REBECCA	5/3/2001	00148810000364	0014881	0000364
BABICH MILDRED EST	5/5/1987	00093710001761	0009371	0001761
DAVIS HAROLD D	12/31/1900	000000000000000	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	\$299,144	\$209,856	\$509,000	\$509,000
2024	\$357,325	\$209,856	\$567,181	\$567,181
2023	\$411,564	\$189,856	\$601,420	\$522,500
2022	\$285,353	\$189,647	\$475,000	\$475,000
2021	\$292,000	\$183,000	\$475,000	\$475,000
2020	\$278,145	\$183,000	\$461,145	\$461,145

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.