



Address: [809 E TIMBERVIEW LN](#)
City: ARLINGTON
Georeference: 17995-1-2
Subdivision: HIGH MEADOWS ADDITION
Neighborhood Code: 1S0101

Latitude: 32.7004567312
Longitude: -97.098446779
TAD Map: 2120-376
MAPSCO: TAR-097B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HIGH MEADOWS ADDITION
Block 1 Lot 2

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

State Code: A
Year Built: 1972
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$193,521
Protest Deadline Date: 5/24/2024

Site Number: 01258524
Site Name: HIGH MEADOWS ADDITION-1-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,388
Percent Complete: 100%
Land Sqft^{*}: 7,800
Land Acres^{*}: 0.1790
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:
TRAN THANH
TRAN PHUONG NGUYEN
Primary Owner Address:
809 E TIMBERVIEW LN
ARLINGTON, TX 76014-2248

Deed Date: 9/12/1996
Deed Volume: 0012521
Deed Page: 0002268
Instrument: 00125210002268

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUBBERLY BOBBY J	12/31/1900	0000000000000000	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	\$123,321	\$70,200	\$193,521	\$193,521
2024	\$123,321	\$70,200	\$193,521	\$176,743
2023	\$157,806	\$35,000	\$192,806	\$160,675
2022	\$118,665	\$35,000	\$153,665	\$146,068
2021	\$97,789	\$35,000	\$132,789	\$132,789
2020	\$118,764	\$35,000	\$153,764	\$130,033

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.