



**Address:** [717 E TIMBERVIEW LN](#)  
**City:** ARLINGTON  
**Georeference:** 17995-2-9  
**Subdivision:** HIGH MEADOWS ADDITION  
**Neighborhood Code:** 1S0101

**Latitude:** 32.7004706511  
**Longitude:** -97.0999947484  
**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 2 Lot 9

**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:** R+M PROPERTY MANAGEMENT GROUP (12227)

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

**Site Number:** 01258648  
**Site Name:** HIGH MEADOWS ADDITION-2-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,702  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,800  
**Land Acres<sup>\*</sup>:** 0.1790  
**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:**  
NGUYEN JIM  
**Primary Owner Address:**  
2504 WILDWOOD WAY  
KELLER, TX 76262

**Deed Date:** 8/16/1999  
**Deed Volume:** 0013974  
**Deed Page:** 0000176  
**Instrument:** 00139740000176

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONRAD FRANCES M;CONRAD JAMES C	1/1/1993	00109290000153	0010929	0000153
RENFRO JIMMIE J	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	\$137,800	\$70,200	\$208,000	\$208,000
2024	\$146,693	\$70,200	\$216,893	\$216,893
2023	\$170,000	\$35,000	\$205,000	\$205,000
2022	\$140,984	\$35,000	\$175,984	\$175,984
2021	\$115,710	\$35,000	\$150,710	\$150,710
2020	\$125,000	\$35,000	\$160,000	\$160,000

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.