



**Address:** 4 TWIN SPRINGS DR  
**City:** DALWORTHINGTON GARDENS  
**Georeference:** 44080-1-4  
**Subdivision:** TWIN SPRINGS SUBDIVISION  
**Neighborhood Code:** 1L080H

**Latitude:** 32.6835496989  
**Longitude:** -97.152452594  
**TAD Map:** 2102-368  
**MAPSCO:** TAR-095M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TWIN SPRINGS SUBDIVISION  
Block 1 Lot 4

**Jurisdictions:**  
DALWORTHINGTON GARDENS (007)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A  
**Year Built:** 1967  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03208478  
**Site Name:** TWIN SPRINGS SUBDIVISION-1-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,174  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 50,820  
**Land Acres<sup>\*</sup>:** 1.1666  
**Pool:** Y

<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:**  
EL MASRI RAMEZ  
EL MASRI AMALIA  
**Primary Owner Address:**  
4 TWIN SPRINGS DR  
ARLINGTON, TX 76016-4027

**Deed Date:** 9/26/1990  
**Deed Volume:** 0010055  
**Deed Page:** 0001752  
**Instrument:** 00100550001752

| Previous Owners              | Date       | Instrument       | Deed Volume | Deed Page |
|------------------------------|------------|------------------|-------------|-----------|
| BRADLEY AMY B;BRADLEY B DALE | 12/19/1986 | 00087840002354   | 0008784     | 0002354   |
| LAWSON NORVEL W              | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$229,609          | \$182,502   | \$412,111    | \$412,111                    |
| 2024 | \$229,609          | \$182,502   | \$412,111    | \$412,111                    |
| 2023 | \$269,349          | \$182,502   | \$451,851    | \$375,856                    |
| 2022 | \$179,184          | \$162,503   | \$341,687    | \$341,687                    |
| 2021 | \$160,635          | \$162,503   | \$323,138    | \$323,138                    |
| 2020 | \$208,566          | \$162,503   | \$371,069    | \$371,069                    |

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.