

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 04826426

Address: 5520 TIMBER GREEN DR

City: ARLINGTON

**Georeference:** 42177-1-1

Subdivision: TIMBER GREEN ADDITION

Neighborhood Code: 1L070Q

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

# PROPERTY DATA

Legal Description: TIMBER GREEN ADDITION

Block 1 Lot 1

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A Year Built: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$290,033

Protest Deadline Date: 5/24/2024

**Site Number:** 04826426

Latitude: 32.6911032696

**TAD Map:** 2090-372 **MAPSCO:** TAR-094H

Longitude: -97.1903425921

**Site Name:** TIMBER GREEN ADDITION-1-1 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,615
Percent Complete: 100%

Land Sqft\*: 6,537 Land Acres\*: 0.1500

Pool: N

+++ Rounded.

### OWNER INFORMATION

**Current Owner:** 

MORTEZAZADEH AMIR KARIMI TAHEREH

**Primary Owner Address:** 5520 TIMBER GREEN DR ARLINGTON, TX 76016

**Deed Date: 10/17/2018** 

Deed Volume: Deed Page:

**Instrument:** D218233986

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZIRAKCHI BABAK	3/3/2017	D217048992		
SINOR SANDY LEIGH	2/13/2015	D215034821		
SINOR SANDY EST LEIGH	9/12/2014	2014-PR02479-1		
SINOR SANDRA JEAN	2/3/2006	D206037594	0000000	0000000
SANDRA T & T L JOHNSON	10/9/2005	00000000000000	0000000	0000000
RUTHERFORD LUCILLE C EST	1/22/2003	00163610000243	0016361	0000243
STEWART JOSEPH W	4/28/1993	00110380000382	0011038	0000382
HAMMER DAVID M	3/13/1989	00095410000475	0009541	0000475
TEXAS AMERICAN BANK/FT WORTH	11/10/1988	00094300001238	0009430	0001238
HINES ROBERT W	1/8/1986	00084210001482	0008421	0001482
HINES COUSTOM HOMES INC	3/8/1983	00074600000123	0007460	0000123
SKINNER PROPERTIES INC	12/31/1900	00000000000000	0000000	0000000

## **VALUES**

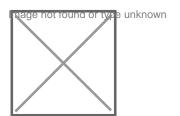
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$237,737	\$52,296	\$290,033	\$288,033
2024	\$237,737	\$52,296	\$290,033	\$261,848
2023	\$227,912	\$50,000	\$277,912	\$238,044
2022	\$199,685	\$50,000	\$249,685	\$216,404
2021	\$178,731	\$18,000	\$196,731	\$196,731
2020	\$180,185	\$18,000	\$198,185	\$194,347

Pending indicates that the property record has not yet been completed for the indicated tax year.

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<sup>+</sup> 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.

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