



**Address:** [4605 TIMBER RUN DR](#)  
**City:** ARLINGTON  
**Georeference:** 42183H-1-7  
**Subdivision:** TIMBER RUN ESTATES ADDITION  
**Neighborhood Code:** 1L120C

**Latitude:** 32.643726749  
**Longitude:** -97.1811504617  
**TAD Map:** 2096-352  
**MAPSCO:** TAR-109A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TIMBER RUN ESTATES  
ADDITION Block 1 Lot 7

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KENNE DALE ISD (914)

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$299,215

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

**Site Number:** 05446686

**Site Name:** TIMBER RUN ESTATES ADDITION-1-7

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,686

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,104

**Land Acres<sup>\*</sup>:** 0.1630

**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:**

CHAPPELL DANNY O  
CHAPPELL SANDRA

**Primary Owner Address:**

4605 TIMBER RUN DR  
ARLINGTON, TX 76001-7606

**Deed Date:** 1/8/1990

**Deed Volume:** 0009812

**Deed Page:** 0002224

**Instrument:** 00098120002224

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	11/3/1988	00094290001306	0009429	0001306
TEXAS AMERICAN BANK	11/2/1988	00094290001212	0009429	0001212
JOHNSON BECKY S	9/20/1987	00090840002092	0009084	0002092
STILES PERRY A ETAL	12/12/1986	00089100000951	0008910	0000951
MERIDIAN BUILDING CONSTR	6/10/1985	00082070001926	0008207	0001926
MERIDIAN SAVINGS ASSN	8/22/1984	00079290000265	0007929	0000265
BUD FOREMAN INC	1/1/1984	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	\$243,111	\$56,104	\$299,215	\$294,726
2024	\$243,111	\$56,104	\$299,215	\$267,933
2023	\$238,637	\$40,000	\$278,637	\$243,575
2022	\$190,053	\$40,000	\$230,053	\$221,432
2021	\$166,942	\$40,000	\$206,942	\$201,302
2020	\$168,277	\$40,000	\$208,277	\$183,002

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.