



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⁺⁺⁺: 1,686

Percent Complete: 100%

Land Sqft^{*}: 7,104

Land Acres^{*}: 0.1630

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:

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 ⁺
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.