



**Address:** [4509 TIMBER RUN DR](#)  
**City:** ARLINGTON  
**Georeference:** 42183H-2-2  
**Subdivision:** TIMBER RUN ESTATES ADDITION  
**Neighborhood Code:** 1L120C

**Latitude:** 32.6437180868  
**Longitude:** -97.1801141166  
**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 2 Lot 2

**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:** \$259,628

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

**Site Number:** 05446740

**Site Name:** TIMBER RUN ESTATES ADDITION-2-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,365

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,316

**Land Acres<sup>\*</sup>:** 0.1679

**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:**

STEVENSON BRUCE D  
STEVENSON LORI R

**Primary Owner Address:**

4509 TIMBER RUN DR  
ARLINGTON, TX 76001-7604

**Deed Date:** 10/8/1991

**Deed Volume:** 0010414

**Deed Page:** 0001945

**Instrument:** 00104140001945

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	5/8/1991	00102760001677	0010276	0001677
R F NORMAN CORP	5/7/1991	00102550000641	0010255	0000641
MATHIS EVELYN;MATHIS FELTON, JR	4/26/1988	00092540000727	0009254	0000727
BLAN DANIEL CURTIS	4/4/1988	00092440001862	0009244	0001862
BLAN DANIEL C;BLAN MARILEA	11/5/1985	00084110001121	0008411	0001121
MERIDIAN BUILDING CONSTRUCTION	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	\$203,312	\$56,316	\$259,628	\$259,628
2024	\$203,312	\$56,316	\$259,628	\$239,471
2023	\$199,593	\$40,000	\$239,593	\$217,701
2022	\$159,153	\$40,000	\$199,153	\$197,910
2021	\$139,918	\$40,000	\$179,918	\$179,918
2020	\$141,038	\$40,000	\$181,038	\$167,235

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.