



**Address:** [4503 TIMBER RUN DR](#)  
**City:** ARLINGTON  
**Georeference:** 42183H-2-5  
**Subdivision:** TIMBER RUN ESTATES ADDITION  
**Neighborhood Code:** 1L120C

**Latitude:** 32.6437122283  
**Longitude:** -97.1794140228  
**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 5

**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:** 1986

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05446783

**Site Name:** TIMBER RUN ESTATES ADDITION-2-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,332

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,219

**Land Acres<sup>\*</sup>:** 0.1657

**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:**

MCCORMICK MATTHEW R

**Primary Owner Address:**

223 MAPLE RD  
KEMAH, TX 77565

**Deed Date:** 2/25/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216038374](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHAEFER MARGARET M	7/31/2006	<a href="#">D206248479</a>	0000000	0000000
CARPENTER YVETTE D	7/18/2001	00150230000135	0015023	0000135
NEMEC SHEILA J;NEMEC TERRY A	7/28/1998	00133460000474	0013346	0000474
WORTHY JOHN MARK	11/7/1990	00101040000793	0010104	0000793
MERIDIAN SAVINGS ASSN	4/4/1989	00095570001974	0009557	0001974
REDMOND JOHN RANDALL	7/6/1987	00090020002197	0009002	0002197
MERIDIAN BLDG CONSTR CO	9/17/1985	00083110000915	0008311	0000915
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	\$202,412	\$56,219	\$258,631	\$258,631
2024	\$202,412	\$56,219	\$258,631	\$258,631
2023	\$198,701	\$40,000	\$238,701	\$238,701
2022	\$158,451	\$40,000	\$198,451	\$198,451
2021	\$139,307	\$40,000	\$179,307	\$179,307
2020	\$140,412	\$40,000	\$180,412	\$180,412

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

There are no exemptions for this property

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.