



Address: [4409 TIMBER RUN DR](#)
City: ARLINGTON
Georeference: 42183H-2-9
Subdivision: TIMBER RUN ESTATES ADDITION
Neighborhood Code: 1L120C

Latitude: 32.6437044874
Longitude: -97.1784895223
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 9

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: 05446821

Site Name: TIMBER RUN ESTATES ADDITION-2-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,202

Percent Complete: 100%

Land Sqft^{*}: 7,047

Land Acres^{*}: 0.1617

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:

SILVA-ALVAREZ FERNANDO JOAQU

SILVA MARIA NEREYDA

Primary Owner Address:

4409 TIMBER RUN DR
ARLINGTON, TX 76001

Deed Date: 1/3/2023

Deed Volume:

Deed Page:

Instrument: [D223003216](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SILVA FERNANDO JOAQUIN	2/27/1991	00101880001057	0010188	0001057
SECRETARY OF HUD	10/3/1990	00100980002333	0010098	0002333
CITY SAVINGS BANK	10/2/1990	00100640002276	0010064	0002276
REFLOGAL LORI;REFLOGAL RICHARD	8/1/1986	00086340000675	0008634	0000675
MERIDIAN BLDG CONST CORP	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 ⁺
2025	\$188,230	\$56,047	\$244,277	\$244,277
2024	\$188,230	\$56,047	\$244,277	\$244,277
2023	\$184,764	\$40,000	\$224,764	\$198,331
2022	\$147,231	\$40,000	\$187,231	\$180,301
2021	\$129,376	\$40,000	\$169,376	\$163,910
2020	\$130,402	\$40,000	\$170,402	\$149,009

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.