



Address: [4405 TIMBER RUN DR](#)
City: ARLINGTON
Georeference: 42183H-2-11
Subdivision: TIMBER RUN ESTATES ADDITION
Neighborhood Code: 1L120C

Latitude: 32.6437006349
Longitude: -97.1780295968
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 11

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

Notice Sent Date: 4/15/2025

Notice Value: \$269,656

Protest Deadline Date: 5/24/2024

Site Number: 05446856

Site Name: TIMBER RUN ESTATES ADDITION-2-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,344

Percent Complete: 100%

Land Sqft^{*}: 7,306

Land Acres^{*}: 0.1677

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KINASH LYUBOV
KINASH BOGDAN

Primary Owner Address:

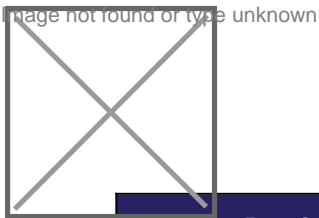
4405 TIMBER RUN DR
ARLINGTON, TX 76001

Deed Date: 5/3/2024

Deed Volume:

Deed Page:

Instrument: [D224078458](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KINASH OLEH B	1/14/2024	D224026874		
GREINER MAURICE ANTHONY	4/15/2011	D211090783	0000000	0000000
ERWIN JOSEPH B;ERWIN MARION	12/31/1986	00088340002189	0008834	0002189
ERWIN JOSEPH B ETAL	10/22/1986	00087240000859	0008724	0000859
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	\$213,350	\$56,306	\$269,656	\$269,656
2024	\$213,350	\$56,306	\$269,656	\$240,547
2023	\$209,621	\$40,000	\$249,621	\$218,679
2022	\$169,177	\$40,000	\$209,177	\$198,799
2021	\$149,940	\$40,000	\$189,940	\$180,726
2020	\$151,050	\$40,000	\$191,050	\$164,296

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.