



**Address:** [4408 TIMBER RUN DR](#)  
**City:** ARLINGTON  
**Georeference:** 42183H-3-11  
**Subdivision:** TIMBER RUN ESTATES ADDITION  
**Neighborhood Code:** 1L120C

**Latitude:** 32.6432911491  
**Longitude:** -97.1783846361  
**TAD Map:** 2096-352  
**MAPSCO:** TAR-109E



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 3 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:** VANGUARD PROPERTY TAX APPEALS (12095)

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

**Site Number:** 05447054

**Site Name:** TIMBER RUN ESTATES ADDITION-3-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,540

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,315

**Land Acres<sup>\*</sup>:** 0.1449

<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:**

IZUMI ATSUHIKO

**Primary Owner Address:**

5050 QUORUM DR SUITE 225  
DALLAS, TX 75254

**Deed Date:** 10/27/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222258406](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESMENTS LLC	3/25/2022	<a href="#">D222080926</a>		
HODGES SHERRI B	11/5/2015	<a href="#">D215255523</a>		
HODGES SHERRI B	3/27/2014	<a href="#">D214078903</a>	0000000	0000000
KIRKSEY SHERRI L	1/28/1998	00130690000328	0013069	0000328
BULLARD NELL	5/15/1997	00127960000582	0012796	0000582
LAMORGESE F A;LAMORGESE FRANCES M	11/25/1992	00108610002408	0010861	0002408
NEALY DONNA R;NEALY ROGER P	7/28/1989	00096640000218	0009664	0000218
MERIDIAN SAVINGS ASSN	12/6/1988	00094730000752	0009473	0000752
GRAVES DIXIE K;GRAVES VALARIE K	8/28/1987	00090560001107	0009056	0001107
MERIDIAN BLDG CONSTR 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 <sup>+</sup>
2025	\$189,480	\$50,520	\$240,000	\$240,000
2024	\$189,480	\$50,520	\$240,000	\$240,000
2023	\$210,000	\$40,000	\$250,000	\$250,000
2022	\$156,433	\$40,000	\$196,433	\$182,050
2021	\$125,500	\$40,000	\$165,500	\$165,500
2020	\$125,500	\$40,000	\$165,500	\$157,324

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

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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.