



Address: [4404 TIMBER RUN DR](#)
City: ARLINGTON
Georeference: 42183H-3-13
Subdivision: TIMBER RUN ESTATES ADDITION
Neighborhood Code: 1L120C

Latitude: 32.6432890737
Longitude: -97.1780023505
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 13

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)

Notice Sent Date: 4/15/2025

Notice Value: \$248,515

Protest Deadline Date: 5/24/2024

Site Number: 05447070

Site Name: TIMBER RUN ESTATES ADDITION-3-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,300

Percent Complete: 100%

Land Sqft^{*}: 6,089

Land Acres^{*}: 0.1397

Popl: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC

Primary Owner Address:

5050 QUORUM DR SUITE 225
DALLAS, TX 75254

Deed Date: 1/24/2025

Deed Volume:

Deed Page:

Instrument: [D225012702](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARMM ASSET COMPANY 2 LLC	6/16/2023	D223108303		
NYGARD MONIQUE	1/4/2016	D216001431		
BOWDEN JAMES GREGORY	10/2/2007	D207398510	0000000	0000000
BOWDEN JAMES G;BOWDEN LAURIE L	5/23/1991	00102670002134	0010267	0002134
BOWDEN JAMES;BOWDEN LAURIE ETAL	5/20/1987	00089530002068	0008953	0002068
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 ⁺
2025	\$199,803	\$48,712	\$248,515	\$248,515
2024	\$199,803	\$48,712	\$248,515	\$248,515
2023	\$196,143	\$40,000	\$236,143	\$194,810
2022	\$156,433	\$40,000	\$196,433	\$177,100
2021	\$121,000	\$40,000	\$161,000	\$161,000
2020	\$121,000	\$40,000	\$161,000	\$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

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.