



Address: [4409 GENTLE SPRINGS DR](#)
City: ARLINGTON
Georeference: 42183H-3-19
Subdivision: TIMBER RUN ESTATES ADDITION
Neighborhood Code: 1L120C

Latitude: 32.642953158
Longitude: -97.1783145255
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 19

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: 1990

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Protest Deadline Date: 5/24/2024

Site Number: 05447151

Site Name: TIMBER RUN ESTATES ADDITION-3-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,670

Percent Complete: 100%

Land Sqft^{*}: 8,755

Land Acres^{*}: 0.2009

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:

SERIES 4409, A SERIES OF AESA PROPERTIES LLC

Primary Owner Address:

1002 OHIO CT
KENNE DALE, TX 76060

Deed Date: 8/1/2023

Deed Volume:

Deed Page:

Instrument: [D223136150](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ATIF MAHMOOD REVOCABLE LIVING TRUST	10/5/2020	D220279854		
MAHMOOD ATIF	5/12/2005	D205137841	0000000	0000000
NORRELL RITCHIE B;NORRELL SANDRA	11/26/1990	00101150002356	0010115	0002356
HOOKE BARNES HOMES	6/30/1987	00089990000474	0008999	0000474
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	\$221,245	\$57,755	\$279,000	\$279,000
2024	\$221,245	\$57,755	\$279,000	\$279,000
2023	\$195,061	\$40,000	\$235,061	\$217,800
2022	\$190,000	\$40,000	\$230,000	\$198,000
2021	\$140,000	\$40,000	\$180,000	\$180,000
2020	\$141,082	\$38,918	\$180,000	\$178,717

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.