



**Address:** [4507 GENTLE SPRINGS DR](#)  
**City:** ARLINGTON  
**Georeference:** 42183H-3-26  
**Subdivision:** TIMBER RUN ESTATES ADDITION  
**Neighborhood Code:** 1L120C

**Latitude:** 32.6430190551  
**Longitude:** -97.1797357996  
**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 26

**Jurisdictions:**

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KENNEDALE ISD (914)

**State Code:** A

**Year Built:** 1986

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05447232  
**Site Name:** TIMBER RUN ESTATES ADDITION-3-26  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,450  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,075  
**Land Acres<sup>\*</sup>:** 0.1394  
**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:**

GUINN SHAWN MICHAEL

**Primary Owner Address:**

2517 CANYON RIDGE CT  
ARLINGTON, TX 76006

**Deed Date:** 12/23/1987  
**Deed Volume:** 0009157  
**Deed Page:** 0000528  
**Instrument:** 00091570000528

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOOKE BARNES HOMES	11/5/1986	00087390000655	0008739	0000655
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	\$211,317	\$48,600	\$259,917	\$259,917
2024	\$211,317	\$48,600	\$259,917	\$259,917
2023	\$207,415	\$40,000	\$247,415	\$247,415
2022	\$165,181	\$40,000	\$205,181	\$205,181
2021	\$137,000	\$40,000	\$177,000	\$177,000
2020	\$137,000	\$40,000	\$177,000	\$177,000

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.