

Tarrant Appraisal District

Property Information | PDF

Account Number: 05447364

Address: 4608 GENTLE SPRINGS DR

City: ARLINGTON

Georeference: 42183H-4-2

Subdivision: TIMBER RUN ESTATES ADDITION

Neighborhood Code: 1L120C

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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: TIMBER RUN ESTATES

ADDITION Block 4 Lot 2

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

KENNEDALE ISD (914)

State Code: A Year Built: 1985

Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Notice Sent Date: 4/15/2025

Notice Value: \$236,000

Protest Deadline Date: 5/24/2024

Site Number: 05447364

Site Name: TIMBER RUN ESTATES ADDITION-4-2

Site Class: A1 - Residential - Single Family

Latitude: 32.642575009

TAD Map: 2096-352 **MAPSCO:** TAR-109E

Longitude: -97.1815550162

Parcels: 1

Approximate Size+++: 1,271
Percent Complete: 100%

Land Sqft*: 6,083 Land Acres*: 0.1396

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

TRICON SFR 2024-4 BORROWER LLC

Primary Owner Address: 15771 RED HILL AVE STE 100

TUSTIN, CA 92780

Deed Date: 11/12/2024

Deed Volume: Deed Page:

Instrument: D224204200

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH HOLDING LP	8/18/2023	D223149415		
DALLAS METRO HOLDINGS LLC	8/17/2023	D223149029		
PARMAN DEBORAH;WEBBER LOREN G;WEBBER RICHARD D;WEBBER ROBBIN J	3/22/2023	D223145509-1		
WEBBER BETTY E	6/20/2021	D223145509		
WEBBER BETTY E;WEBBER ROBERT G	10/27/1995	00121520001366	0012152	0001366
SPENCER BRENT;SPENCER JANIS	3/12/1991	00101980000038	0010198	0000038
ASSOCIATES RELOCATION MGMT	3/11/1991	00101980000029	0010198	0000029
HENRY SAMUEL E	7/9/1987	00090060000388	0009006	0000388
MERIDIAN BUILDING CONSTR	6/10/1985	00082070001930	0008207	0001930
MERIDIAN SAVINGS ASSN	8/22/1984	00079290000265	0007929	0000265
BUD FOREMAN INC	1/1/1984	00000000000000	0000000	0000000

VALUES

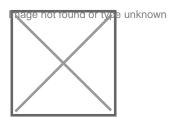
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$150,402	\$48,664	\$199,066	\$199,066
2024	\$187,336	\$48,664	\$236,000	\$236,000
2023	\$191,622	\$40,000	\$231,622	\$205,443
2022	\$152,871	\$40,000	\$192,871	\$186,766
2021	\$134,443	\$40,000	\$174,443	\$169,787
2020	\$135,519	\$40,000	\$175,519	\$154,352

Pending indicates that the property record has not yet been completed for the indicated tax year.

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⁺ 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.

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