



**Address:** [4608 GENTLE SPRINGS DR](#)  
**City:** ARLINGTON  
**Georeference:** 42183H-4-2  
**Subdivision:** TIMBER RUN ESTATES ADDITION  
**Neighborhood Code:** 1L120C

**Latitude:** 32.642575009  
**Longitude:** -97.1815550162  
**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 4 Lot 2

**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:** 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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,271

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,083

**Land Acres<sup>\*</sup>:** 0.1396

**Pool:** N

<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:**

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](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH HOLDING LP	8/18/2023	<a href="#">D223149415</a>		
DALLAS METRO HOLDINGS LLC	8/17/2023	<a href="#">D223149029</a>		
PARMAN DEBORAH;WEBBER LOREN G;WEBBER RICHARD D;WEBBER ROBBIN J	3/22/2023	<a href="#">D223145509-1</a>		
WEBBER BETTY E	6/20/2021	<a href="#">D223145509</a>		
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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
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.

+ 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.