



**Address:** [4416 GENTLE SPRINGS DR](#)  
**City:** ARLINGTON  
**Georeference:** 42183H-5-8  
**Subdivision:** TIMBER RUN ESTATES ADDITION  
**Neighborhood Code:** 1L120C

**Latitude:** 32.6425712622  
**Longitude:** -97.1789793118  
**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 5 Lot 8

**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:** 1988

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05447828  
**Site Name:** TIMBER RUN ESTATES ADDITION-5-8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,260  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,259  
**Land Acres<sup>\*</sup>:** 0.1436  
**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:**

MENA SARAH YVONNE

**Primary Owner Address:**

4416 GENTLE SPRINGS DR  
ARLINGTON, TX 76001-7607

**Deed Date:** 8/23/1989  
**Deed Volume:** 0009691  
**Deed Page:** 0001332  
**Instrument:** 00096910001332

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOOKER/BARNES HOMES	6/5/1987	00089700001854	0008970	0001854
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	\$198,337	\$50,072	\$248,409	\$248,409
2024	\$198,337	\$50,072	\$248,409	\$248,409
2023	\$194,672	\$40,000	\$234,672	\$234,672
2022	\$155,186	\$40,000	\$195,186	\$195,186
2021	\$136,398	\$40,000	\$176,398	\$176,398
2020	\$137,464	\$40,000	\$177,464	\$177,464

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.