



Address: [4207 TIMBER TRAIL CT](#)
City: ARLINGTON
Georeference: 10408-2-53
Subdivision: EAGLE CHASE ADDITION
Neighborhood Code: 1L010E

Latitude: 32.6765586074
Longitude: -97.1748492697
TAD Map: 2096-364
MAPSCO: TAR-095P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EAGLE CHASE ADDITION Block
2 Lot 53

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1996

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 06636268

Site Name: EAGLE CHASE ADDITION-2-53

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,910

Percent Complete: 100%

Land Sqft^{*}: 11,282

Land Acres^{*}: 0.2590

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:

SMITH JASON PETER III

SMITH ANNE-MARIE

Primary Owner Address:

4207 TIMBER TRAIL CT
ARLINGTON, TX 76016

Deed Date: 3/20/2019

Deed Volume:

Deed Page:

Instrument: [D219056954](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MITCHELL REGINA R	6/8/2012	D212142613	0000000	0000000
REID GLENN JR;REID REGINA M	8/28/2009	D209237108	0000000	0000000
MANNERS LUCRETIA;MANNERS STANLEY E	12/19/1996	00126190000770	0012619	0000770
CENTEX REAL ESTATE CORP	1/1/1993	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	\$325,162	\$60,282	\$385,444	\$385,444
2024	\$325,162	\$60,282	\$385,444	\$385,444
2023	\$391,366	\$60,000	\$451,366	\$356,950
2022	\$311,436	\$60,000	\$371,436	\$324,500
2021	\$255,000	\$40,000	\$295,000	\$295,000
2020	\$255,000	\$40,000	\$295,000	\$295,000

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

- HOMESTEAD GENERAL 11.13(b)

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.