



Address: [4203 TIMBER TRAIL CT](#)
City: ARLINGTON
Georeference: 10408-2-55
Subdivision: EAGLE CHASE ADDITION
Neighborhood Code: 1L010E

Latitude: 32.6769456872
Longitude: -97.1746022016
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 55

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: None
Protest Deadline Date: 5/24/2024

Site Number: 06636284
Site Name: EAGLE CHASE ADDITION-2-55
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,955
Percent Complete: 100%
Land Sqft^{*}: 9,191
Land Acres^{*}: 0.2110
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:
FORTNER MURRAY
FORTNER BARBARA
Primary Owner Address:
4203 TIMBER TRAIL CT
ARLINGTON, TX 76016-4623

Deed Date: 9/9/1998
Deed Volume: 0013427
Deed Page: 0000071
Instrument: 00134270000071

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VONDRA REBECCA;VONDRA STEVEN D	3/18/1997	00127200001996	0012720	0001996
CENTEX REAL ESTATE CORP	1/1/1993	000000000000000	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	\$356,495	\$58,191	\$414,686	\$414,686
2024	\$356,495	\$58,191	\$414,686	\$414,175
2023	\$367,236	\$60,000	\$427,236	\$376,523
2022	\$296,904	\$60,000	\$356,904	\$342,294
2021	\$271,176	\$40,000	\$311,176	\$311,176
2020	\$272,502	\$40,000	\$312,502	\$304,520

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.