



Address: [902 SESAME DR](#)
City: ARLINGTON
Georeference: 47709-K-13
Subdivision: WOODS OF TIMBERLAKE ADDN, THE
Neighborhood Code: 1C041C

Latitude: 32.7268378576
Longitude: -97.0514960416
TAD Map: 2138-384
MAPSCO: TAR-084Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOODS OF TIMBERLAKE
ADDN, THE Block K Lot 13

Jurisdictions:

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

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40380793

Site Name: WOODS OF TIMBERLAKE ADDN, THE-K-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,088

Percent Complete: 100%

Land Sqft^{*}: 5,896

Land Acres^{*}: 0.1353

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:

VAN THANH

VAN LIEN NGUYEN

Primary Owner Address:

3001 STOCKHOLM AVE
COOPER CITY, FL 33026

Deed Date: 12/27/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212007744](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CWABS INC SERIES 2004-11	10/3/2011	D211244004	0000000	0000000
JUAREZ OFELIA	9/30/2004	D204312234	0000000	0000000
CHOICE HOMES INC	6/8/2004	D204182593	0000000	0000000
ARLINGTON TIMBERLAKE LTD	1/1/2003	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	\$196,855	\$50,000	\$246,855	\$246,855
2024	\$196,855	\$50,000	\$246,855	\$246,855
2023	\$217,323	\$45,000	\$262,323	\$262,323
2022	\$149,025	\$45,000	\$194,025	\$194,025
2021	\$124,101	\$45,000	\$169,101	\$169,101
2020	\$124,685	\$45,000	\$169,685	\$169,685

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.