



**Address:** [3001 BAHAR DR](#)  
**City:** ARLINGTON  
**Georeference:** 47709-M-12  
**Subdivision:** WOODS OF TIMBERLAKE ADDN, THE  
**Neighborhood Code:** 1C041C

**Latitude:** 32.7275166758  
**Longitude:** -97.0558447454  
**TAD Map:** 2132-384  
**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 M Lot 12

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$328,232

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

**Site Number:** 40535428

**Site Name:** WOODS OF TIMBERLAKE ADDN, THE-M-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,716

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,550

**Land Acres<sup>\*</sup>:** 0.1503

**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:**

PHIM CHANMALY

**Primary Owner Address:**

3001 BAHAR DR  
ARLINGTON, TX 76010

**Deed Date:** 8/25/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223154347](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHIM CHANMALY;PHIM KHAMPHONE	8/26/2008	<a href="#">D208342469</a>	0000000	0000000
HSBC BANK USA	7/1/2008	<a href="#">D208267283</a>	0000000	0000000
MADRID EDWIN D;MADRID JORGE PEREZ	7/22/2005	<a href="#">D205221396</a>	0000000	0000000
CHOICE HOMES INC	4/26/2005	<a href="#">D205116775</a>	0000000	0000000
ARLINGTON TIMBERLAKE PH III-IV	1/1/2004	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 <sup>+</sup>
2025	\$278,232	\$50,000	\$328,232	\$319,853
2024	\$278,232	\$50,000	\$328,232	\$290,775
2023	\$307,653	\$45,000	\$352,653	\$264,341
2022	\$209,353	\$45,000	\$254,353	\$240,310
2021	\$173,464	\$45,000	\$218,464	\$218,464
2020	\$174,277	\$45,000	\$219,277	\$200,329

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.