



**Address:** [4117 TIMBER TRAIL DR](#)  
**City:** ARLINGTON  
**Georeference:** 10408-2-34  
**Subdivision:** EAGLE CHASE ADDITION  
**Neighborhood Code:** 1L010E

**Latitude:** 32.6775863071  
**Longitude:** -97.1750079676  
**TAD Map:** 2096-364  
**MAPSCO:** TAR-095P



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

## PROPERTY DATA

**Legal Description:** EAGLE CHASE ADDITION Block  
2 Lot 34

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 06636039

**Site Name:** EAGLE CHASE ADDITION-2-34

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,912

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,846

**Land Acres<sup>\*</sup>:** 0.2490

**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:**

LINEBARGER DALE R  
LINEBARGER CHERI

**Primary Owner Address:**

4117 TIMBER TRAIL DR  
ARLINGTON, TX 76016-4620

**Deed Date:** 3/1/2001

**Deed Volume:** 0014756

**Deed Page:** 0000316

**Instrument:** 00147560000316

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COX HELEN E;COX THOMAS L	7/21/1995	00120490001549	0012049	0001549
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$351,564	\$59,846	\$411,410	\$409,660
2023	\$362,134	\$60,000	\$422,134	\$372,418
2022	\$293,049	\$60,000	\$353,049	\$338,562
2021	\$267,784	\$40,000	\$307,784	\$307,784
2020	\$269,100	\$40,000	\$309,100	\$301,800

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.