



**Address:** [4119 TIMBER TRAIL DR](#)  
**City:** ARLINGTON  
**Georeference:** 10408-2-35  
**Subdivision:** EAGLE CHASE ADDITION  
**Neighborhood Code:** 1L010E

**Latitude:** 32.6775740486  
**Longitude:** -97.1752056644  
**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 35

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

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

**Site Number:** 06636047

**Site Name:** EAGLE CHASE ADDITION-2-35

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,499

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,456

**Land Acres<sup>\*</sup>:** 0.2630

**Pool:** Y

<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:**

LIDIAK MICHAEL T  
LIDIAK LAJOTA

**Deed Date:** 10/20/1994

**Deed Volume:** 0011782

**Primary Owner Address:**

4119 TIMBER TRAIL DR  
ARLINGTON, TX 76016-4620

**Deed Page:** 0002216

**Instrument:** 00117820002216

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CENTEX REAL ESTATE CORP	1/1/1993	00000000000000	0000000	0000000
LIDIAK LAJOTA;LIDIAK MICHAEL	10/20/1944	00117820002216	0011782	0002216

## 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	\$302,544	\$60,456	\$363,000	\$339,889
2023	\$327,013	\$60,000	\$387,013	\$308,990
2022	\$220,900	\$60,000	\$280,900	\$280,900
2021	\$240,900	\$40,000	\$280,900	\$280,900
2020	\$254,971	\$40,000	\$294,971	\$294,128

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.