



Address: [4123 TIMBER TRAIL DR](#)
City: ARLINGTON
Georeference: 10408-2-37
Subdivision: EAGLE CHASE ADDITION
Neighborhood Code: 1L010E

Latitude: 32.6774791189
Longitude: -97.1756143916
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 37

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 06636063

Site Name: EAGLE CHASE ADDITION-2-37

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,837

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1650

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:

WATKINS BENJAMIN
WATKINS KATHERINE

Deed Date: 10/27/2014

Deed Volume:

Deed Page:

Instrument: [D214236707](#)

Primary Owner Address:

4123 TIMBER TRAIL DR
ARLINGTON, TX 76016

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGG-SHELTON;HIGG-SHELTON FAYE D	2/22/2012	D212047181	0000000	0000000
VO PETER	11/26/2010	D210294767	0000000	0000000
LONG BEACH MTG LOAN TR 2003-7	10/5/2010	D210251413	0000000	0000000
MCCULLOUGH CHARLES;MCCULLOUGH S	2/16/2006	D206056389	0000000	0000000
CENDANT MOBILITY FIN CORP	9/1/2005	D206054807	0000000	0000000
QUACH MELISSA N;QUACH TRUONG D	8/27/1996	00125060001095	0012506	0001095
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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$299,008	\$56,187	\$355,195	\$355,195
2023	\$329,528	\$60,000	\$389,528	\$364,902
2022	\$286,412	\$60,000	\$346,412	\$331,729
2021	\$261,572	\$40,000	\$301,572	\$301,572
2020	\$262,850	\$40,000	\$302,850	\$295,373

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.