

## LOCATION

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**Address:** [4123 TIMBERSEDGE TR](#)  
**City:** ARLINGTON  
**Georeference:** 42256-1-2  
**Subdivision:** TIMBERWOOD ESTATES  
**Neighborhood Code:** 1L030C

**Latitude:** 32.6781693407  
**Longitude:** -97.1427688356  
**TAD Map:** 2108-368  
**MAPSCO:** TAR-096J



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** TIMBERWOOD ESTATES Block  
1 Lot 2 50% UNDIVIDED INTEREST

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (228)  
ARLINGTON ISD (901)

**Site Number:** 06754201

**Site Name:** TIMBERWOOD ESTATES 1 2 50% UNDIVIDED INTEREST

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

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 1,826

**State Code:** A

**Percent Complete:** 100%

**Year Built:** 1996

**Land Sqft<sup>\*</sup>:** 7,927

**Personal Property Account:** N/A

**Land Acres<sup>\*</sup>:** 0.1820

**Agent:** None

**Pool:** N

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

<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

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**Current Owner:**

ALCARAZ TILLIE

**Primary Owner Address:**

4123 TIMBERSEDGE TR  
ARLINGTON, TX 76015-4538

**Deed Date:** 1/1/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D206182067](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALCARAZ TILLIE;DANTAN MARIA E	6/13/2006	<a href="#">D206182067</a>	0000000	0000000
KANAGY ALLISON;KANAGY ERIC	8/29/1997	00128910000477	0012891	0000477
SUTTER HOMES INC	8/7/1996	00124740001864	0012474	0001864
DUVESTCO INC	1/1/1994	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	\$147,185	\$37,500	\$184,685	\$152,606
2023	\$147,915	\$32,500	\$180,415	\$138,733
2022	\$138,582	\$32,500	\$171,082	\$126,121
2021	\$84,655	\$30,000	\$114,655	\$114,655
2020	\$85,070	\$30,000	\$115,070	\$115,070

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.