

LOCATION

Address: [4108 TIMBERSEDGE TR](#)
City: ARLINGTON
Georeference: 42256-2-8
Subdivision: TIMBERWOOD ESTATES
Neighborhood Code: 1L030C

Latitude: 32.6793230387
Longitude: -97.1433216488
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

Legal Description: TIMBERWOOD ESTATES Block
2 Lot 8

Jurisdictions:

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

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06754619

Site Name: TIMBERWOOD ESTATES-2-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,498

Percent Complete: 100%

Land Sqft^{*}: 9,016

Land Acres^{*}: 0.2070

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:

SIMS SHEILA C

Primary Owner Address:

4108 TIMBERSEDGE TR
ARLINGTON, TX 76015-4543

Deed Date: 5/4/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210107377](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NIGHTINGALE NANCY LIU	8/13/2007	00000000000000	0000000	0000000
NIGHTINGALE GEO W EST;NIGHTINGALE NANCY	9/29/1999	00141490000177	0014149	0000177
FORRESTWOOD HOMES INC	8/17/1998	00133880000384	0013388	0000384
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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$339,400	\$75,000	\$414,400	\$335,337
2023	\$341,059	\$65,000	\$406,059	\$304,852
2022	\$319,015	\$65,000	\$384,015	\$277,138
2021	\$191,944	\$60,000	\$251,944	\$251,944
2020	\$192,869	\$60,000	\$252,869	\$252,869

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.