

## LOCATION

---

**Address:** [4105 TIMBERBROOK CT](#)  
**City:** ARLINGTON  
**Georeference:** 42256-2-13  
**Subdivision:** TIMBERWOOD ESTATES  
**Neighborhood Code:** 1L030C

**Latitude:** 32.679324239  
**Longitude:** -97.1437322232  
**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 13

**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:** OOWNWELL INC (12140)

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

**Site Number:** 06754678

**Site Name:** TIMBERWOOD ESTATES-2-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,880

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,668

**Land Acres<sup>\*</sup>:** 0.1990

**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:**

CUEVA DEREK R  
CUEVA JANETTE E

**Primary Owner Address:**

4105 TIMBERBOOK CT  
ARLINGTON, TX 76015

**Deed Date:** 10/18/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221305545](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PITTS SUSAN LEA	4/16/2018	<a href="#">D218082993</a>		
MCBROOM JULIE;MCBROOM LARRY	7/28/2014	<a href="#">D214165643</a>	0000000	0000000
REMKUS MARNA	10/6/1999	00140600000434	0014060	0000434
BUTLER DESIGN HOMES INC	2/26/1998	00131180000449	0013118	0000449
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	\$266,000	\$75,000	\$341,000	\$341,000
2023	\$303,023	\$65,000	\$368,023	\$368,023
2022	\$283,765	\$65,000	\$348,765	\$348,765
2021	\$172,643	\$60,000	\$232,643	\$232,643
2020	\$180,604	\$60,000	\$240,604	\$240,604

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.