

LOCATION

Address: [4121 TIMBERBROOK CT](#)
City: ARLINGTON
Georeference: 42256-2-20
Subdivision: TIMBERWOOD ESTATES
Neighborhood Code: 1L030C

Latitude: 32.6779620177
Longitude: -97.1436903688
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 20

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: None

Protest Deadline Date: 5/15/2025

Site Number: 06754740

Site Name: TIMBERWOOD ESTATES-2-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,235

Percent Complete: 100%

Land Sqft^{*}: 9,104

Land Acres^{*}: 0.2090

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:

PATTERSON NANCY CHARLOTTE

Primary Owner Address:

4121 TIMBERBROOK CT
 ARLINGTON, TX 76015-4546

Deed Date: 5/27/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204173530](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERRYFIELD DANIEL;MERRYFIELD KIMBER	9/25/1996	00125350002349	0012535	0002349
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	\$315,151	\$75,000	\$390,151	\$316,899
2023	\$316,714	\$65,000	\$381,714	\$288,090
2022	\$296,237	\$65,000	\$361,237	\$261,900
2021	\$178,091	\$60,000	\$238,091	\$238,091
2020	\$178,962	\$60,000	\$238,962	\$238,962

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.