

# Tarrant Appraisal District Property Information | PDF Account Number: 40380432

## Address: 901 TIMBER OAKS CT

City: ARLINGTON Georeference: 47709-I-34 Subdivision: WOODS OF TIMBERLAKE ADDN, THE Neighborhood Code: 1C041C Latitude: 32.7261829132 Longitude: -97.0501286383 TAD Map: 2132-384 MAPSCO: TAR-084L





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

## **PROPERTY DATA**

### Legal Description: WOODS OF TIMBERLAKE ADDN, THE Block I Lot 34

### Jurisdictions:

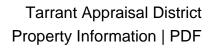
CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) ARLINGTON ISD (901)

State Code: A Year Built: 2005 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40380432 Site Name: WOODS OF TIMBERLAKE ADDN, THE-I-34 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size\*\*\*: 1,716 Percent Complete: 100% Land Sqft\*: 15,650 Land Acres\*: 0.3592 Pool: N

#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**





YUSKOV NIKITA

**Primary Owner Address:** 901 TIMBER OAKS CT ARLINGTON, TX 76010

Deed Date: 7/21/2023 **Deed Volume: Deed Page:** Instrument: D223131397

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN LINH N	8/22/2016	D216193578		
POLK DEBORAH A	1/30/2006	D206048486	000000	0000000
CHOICE HOMES INC	9/15/2005	D205279990	000000	0000000
ARLINGTON TIMBERLAKE LTD	1/1/2003	000000000000000000000000000000000000000	000000	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	\$278,232	\$50,000	\$328,232	\$328,232
2023	\$307,653	\$45,000	\$352,653	\$352,653
2022	\$209,353	\$45,000	\$254,353	\$254,353
2021	\$173,464	\$45,000	\$218,464	\$218,464
2020	\$174,277	\$45,000	\$219,277	\$219,277

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**

### There are no exemptions for this property

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.