



**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<sup>+++</sup>:** 1,716

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,650

**Land Acres<sup>\*</sup>:** 0.3592

**Pool:** N

<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



**Current Owner:**  
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	<a href="#">D216193578</a>		
POLK DEBORAH A	1/30/2006	<a href="#">D206048486</a>	0000000	0000000
CHOICE HOMES INC	9/15/2005	<a href="#">D205279990</a>	0000000	0000000
ARLINGTON TIMBERLAKE LTD	1/1/2003	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	\$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.