



**Address:** [804 TIMBER OAKS LN](#)  
**City:** ARLINGTON  
**Georeference:** 47709-N-22  
**Subdivision:** WOODS OF TIMBERLAKE ADDN, THE  
**Neighborhood Code:** 1C041C

**Latitude:** 32.7267841154  
**Longitude:** -97.0539169311  
**TAD Map:** 2132-384  
**MAPSCO:** TAR-084Q



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

## PROPERTY DATA

**Legal Description:** WOODS OF TIMBERLAKE  
ADDN, THE Block N Lot 22

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40653935

**Site Name:** WOODS OF TIMBERLAKE ADDN, THE-N-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,864

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,834

**Land Acres<sup>\*</sup>:** 0.2487

**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:**

SAAVEDRA ANTONIO R  
SAAVEDRA AINET

**Primary Owner Address:**

804 TIMBER OAKS LN  
ARLINGTON, TX 76010-3552

**Deed Date:** 2/27/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206074503](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	11/22/2005	<a href="#">D205354950</a>	0000000	0000000
ARLINGTON TIMBERLAKE PH 111-IV	1/1/2004	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	\$307,233	\$50,000	\$357,233	\$310,991
2023	\$285,236	\$45,000	\$330,236	\$282,719
2022	\$215,351	\$45,000	\$260,351	\$257,017
2021	\$191,404	\$45,000	\$236,404	\$233,652
2020	\$192,296	\$45,000	\$237,296	\$212,411

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.