Tarrant Appraisal District

Property Information | PDF

Account Number: 42566418

Address: 4204 SWINLEY FOREST DR

City: ARLINGTON

Georeference: 32942Q-2-8

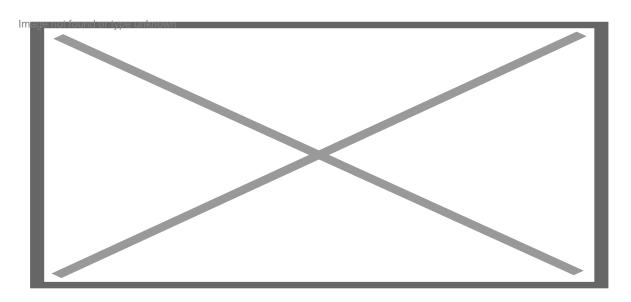
Subdivision: PRESERVE ON KELLY ELLIOTT, THE

Neighborhood Code: A1A020S

Latitude: 32.6590843101 **Longitude:** -97.1747892815

TAD Map: 2096-360 **MAPSCO:** TAR-095X





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

PROPERTY DATA

Legal Description: PRESERVE ON KELLY

ELLIOTT, THE Block 2 Lot 8

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A Year Built: 2021

Personal Property Account: N/A

Agent: None +++ Rounded.

Site Number: 800046725

Site Name: PRESERVE ON KELLY ELLIOTT, THE 28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,745
Percent Complete: 100%

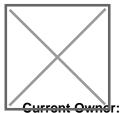
Land Sqft*: 3,313 **Land Acres***: 0.0760

Pool: N

OWNER INFORMATION

03-13-2025 Page 1

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



NAMIL ABDELMOULA
NAMIL NATHALIE M
Primary Owner Address:

7733 PIRATE POINT CIR ARLINGTON, TX 76016-5336 Deed Date: 7/19/2021

Deed Volume: Deed Page:

Instrument: D221213730

Previous Owners	Date	Instrument	Deed Volume	Deed Page
J HOUSTON HOMES LLC	10/29/2020	D220285172		
JHH SFA COMMUNITIES LLC	9/3/2020	D220222289		

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	\$264,650	\$75,000	\$339,650	\$339,650
2023	\$258,695	\$75,000	\$333,695	\$333,695
2022	\$223,512	\$75,000	\$298,512	\$298,512
2021	\$0	\$20,000	\$20,000	\$20,000
2020	\$0	\$20,000	\$20,000	\$20,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

03-13-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.