



Address: [3711 FRENCH WOOD DR](#)
City: ARLINGTON
Georeference: 3605-3-16
Subdivision: BRITTANY WOODS #1 & 2
Neighborhood Code: 1L040B

Latitude: 32.6867400024
Longitude: -97.1817043393
TAD Map: 2096-368
MAPSCO: TAR-095E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BRITTANY WOODS #1 & 2
Block 3 Lot 16

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

State Code: A

Year Built: 1977

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 00287652
Site Name: BRITTANY WOODS #1 & 2-3-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,459
Percent Complete: 100%
Land Sqft^{*}: 7,350
Land Acres^{*}: 0.1687
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:
TWO DUCKS IN THE ROAD LLC - 3711 FRENCHWOOD SERIES

Primary Owner Address:
5806 MARQUITA AVE
DALLAS, TX 75206

Deed Date: 3/25/2021
Deed Volume:
Deed Page:
Instrument: [D221092424](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HICKS TOMMY W	12/10/2020	D220330868		
WATER-MEADOW INC	12/31/1900	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	\$145,883	\$56,350	\$202,233	\$202,233
2024	\$181,650	\$56,350	\$238,000	\$238,000
2023	\$218,000	\$45,000	\$263,000	\$263,000
2022	\$152,595	\$45,000	\$197,595	\$197,595
2021	\$153,352	\$45,000	\$198,352	\$198,352
2020	\$142,381	\$45,000	\$187,381	\$187,381

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.