



**Address:** [1804 HOLLY OAK ST](#)  
**City:** ARLINGTON  
**Georeference:** 12770-4-16  
**Subdivision:** ENCHANTED OAKS ADDITION  
**Neighborhood Code:** 1X110N

**Latitude:** 32.7622133271  
**Longitude:** -97.143704235  
**TAD Map:** 2108-396  
**MAPSCO:** TAR-068W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ENCHANTED OAKS ADDITION  
Block 4 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:** 1971

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$252,833

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00858684

**Site Name:** ENCHANTED OAKS ADDITION-4-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,854

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,970

**Land Acres<sup>\*</sup>:** 0.2059

**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:**

FRANCIS CHARLES EDWIN III

**Primary Owner Address:**

1804 HOLLY OAK ST  
ARLINGTON, TX 76012

**Deed Date:** 4/19/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224078165](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANCIS CAROLYN D	3/7/2023	<a href="#">D223036971</a>		
FRANCIS CHARLES EDWIN EST JR	9/7/2019	2019-PR03505-2		
FRANCIS CHARLES EDWIN JR	4/18/2018	2018-PR02020-2		
FRANCIS SARAH ANN	1/14/2018	2018-PR02019-2		
FRANCIS CHARLES E;FRANCIS SARAH	3/23/1972	00052120000409	0005212	0000409

## 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	\$192,833	\$60,000	\$252,833	\$252,833
2024	\$192,833	\$60,000	\$252,833	\$252,833
2023	\$172,313	\$60,000	\$232,313	\$228,080
2022	\$172,912	\$60,000	\$232,912	\$207,345
2021	\$163,495	\$25,000	\$188,495	\$188,495
2020	\$185,544	\$25,000	\$210,544	\$210,544

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.