



**Address:** [3117 PRIMROSE LN](#)  
**City:** ARLINGTON  
**Georeference:** 17395-7-14  
**Subdivision:** HARVEST HILLS III ADDITION  
**Neighborhood Code:** 1S010A

**Latitude:** 32.6937453361  
**Longitude:** -97.0789168418  
**TAD Map:** 2126-372  
**MAPSCO:** TAR-097H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HARVEST HILLS III ADDITION  
Block 7 Lot 14

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1979

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01189816

**Site Name:** HARVEST HILLS III ADDITION-7-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,379

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,200

**Land Acres<sup>\*</sup>:** 0.1652

**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:**

CERVANTES MIGUEL ANGEL NIETO  
CAZARES ANGELA YUMARE CONTRERAS

**Primary Owner Address:**

3117 PRIMROSE LN  
ARLINGTON, TX 76014

**Deed Date:** 6/16/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222156268](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOPEZ LAWRENCE A	10/30/1998	00135000000063	0013500	0000063
S & D PROPERTIES	6/2/1998	00132790000425	0013279	0000425
GALLEGOS CONCHITA;GALLEGOS G S SR	1/3/1989	00094800001840	0009480	0001840
STEARNS FREDERICK S	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 <sup>+</sup>
2025	\$213,058	\$64,800	\$277,858	\$277,858
2024	\$213,058	\$64,800	\$277,858	\$277,858
2023	\$230,821	\$35,000	\$265,821	\$265,821
2022	\$157,813	\$35,000	\$192,813	\$192,813
2021	\$142,002	\$35,000	\$177,002	\$177,002
2020	\$122,818	\$35,000	\$157,818	\$157,818

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.