



Address: [1804 SOUTHPARK DR](#)
City: ARLINGTON
Georeference: 47610-2-18
Subdivision: WOODLAND PARK ESTATES ADDITION
Neighborhood Code: 1L020E

Latitude: 32.7156034759
Longitude: -97.1742777216
TAD Map: 2096-380
MAPSCO: TAR-081T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOODLAND PARK ESTATES
ADDITION Block 2 Lot 18

Jurisdictions:

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

State Code: A

Year Built: 1978

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$439,758

Protest Deadline Date: 5/24/2024

Site Number: 03623092

Site Name: WOODLAND PARK ESTATES ADDITION-2-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,839

Percent Complete: 100%

Land Sqft^{*}: 11,020

Land Acres^{*}: 0.2529

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

LARRAZA FRANCISCO
LARRAZA ROSA

Primary Owner Address:

1804 SOUTHPARK DR
ARLINGTON, TX 76013-4211

Deed Date: 6/6/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205169032](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LASALLE BANK NATIONAL ASSOC	8/3/2004	D204254573	0000000	0000000
OSBORN DONALD WILLIAM	9/30/2002	00160220000007	0016022	0000007
ESTES EMORY III;ESTES PATTI J	9/24/1991	00103970002272	0010397	0002272
CAIN CAROLYN ANN	5/22/1990	00099320002366	0009932	0002366
CAIN JOHNNY O	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	\$364,758	\$75,000	\$439,758	\$439,758
2024	\$364,758	\$75,000	\$439,758	\$420,684
2023	\$379,014	\$65,000	\$444,014	\$382,440
2022	\$306,225	\$65,000	\$371,225	\$347,673
2021	\$261,066	\$55,000	\$316,066	\$316,066
2020	\$263,108	\$55,000	\$318,108	\$311,335

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)
- DISABLED VET 100 PCT 11.131

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.