



Address: [3130 SAN FRANDO DR](#)
City: ARLINGTON
Georeference: 47709-2-31
Subdivision: WOODS OF TIMBERLAKE ADDN, THE
Neighborhood Code: 1C041C

Latitude: 32.7233657216
Longitude: -97.0520585524
TAD Map: 2132-384
MAPSCO: TAR-084Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOODS OF TIMBERLAKE
ADDN, THE Block 2 Lot 31

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

State Code: A
Year Built: 2002
Personal Property Account: N/A
Agent: RESOLUTE PROPERTY TAX SOLUTION (00088)
Protest Deadline Date: 5/24/2024

Site Number: 07792107
Site Name: WOODS OF TIMBERLAKE ADDN, THE-2-31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,426
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
NOUR REVOCABLE TR
Primary Owner Address:
2406 WROXTON RD
HOUSTON, TX 77005

Deed Date: 7/10/2009
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D209188016](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	11/2/2001	00152500000239	0015250	0000239
KEN-RAN DEV INC	1/1/2001	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	\$179,133	\$50,000	\$229,133	\$229,133
2024	\$225,000	\$50,000	\$275,000	\$275,000
2023	\$241,000	\$45,000	\$286,000	\$286,000
2022	\$137,000	\$45,000	\$182,000	\$182,000
2021	\$137,000	\$45,000	\$182,000	\$182,000
2020	\$137,000	\$45,000	\$182,000	\$182,000

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.