



**Address:** [1218 TALUCA ST](#)  
**City:** ARLINGTON  
**Georeference:** 47709-B-1  
**Subdivision:** WOODS OF TIMBERLAKE ADDN, THE  
**Neighborhood Code:** 1C041C

**Latitude:** 32.7237949186  
**Longitude:** -97.0568946672  
**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 B Lot 1

**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:** RYAN LLC (00320R)

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

**Site Number:** 40112020

**Site Name:** WOODS OF TIMBERLAKE ADDN, THE-B-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,885

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**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:**

AMH 2014-2 BORROWER LLC

**Primary Owner Address:**

23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 9/19/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214209733](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROP TWO	8/6/2013	<a href="#">D213229850</a>	0000000	0000000
BURNS JAVIER	1/28/2003	<a href="#">D203039675</a>	0000000	0000000
CHOICE HOMES INC	11/12/2002	00161400000462	0016140	0000462
KEN-RAN DEVELOPMENT	1/1/2002	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	\$214,625	\$50,000	\$264,625	\$264,625
2024	\$265,469	\$50,000	\$315,469	\$315,469
2023	\$281,798	\$45,000	\$326,798	\$326,798
2022	\$200,395	\$45,000	\$245,395	\$245,395
2021	\$172,077	\$45,000	\$217,077	\$217,077
2020	\$172,077	\$45,000	\$217,077	\$217,077

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.