



Address: [3020 PRAIRIE HILL LN](#)
City: ARLINGTON
Georeference: 47709-M-1
Subdivision: WOODS OF TIMBERLAKE ADDN, THE
Neighborhood Code: 1C041C

Latitude: 32.7277922498
Longitude: -97.0541825912
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 M 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: 2005
Personal Property Account: N/A
Agent: RYAN LLC (00320R)
Protest Deadline Date: 5/24/2024

Site Number: 40535290
Site Name: WOODS OF TIMBERLAKE ADDN, THE-M-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,995
Percent Complete: 100%
Land Sqft^{*}: 7,032
Land Acres^{*}: 0.1614
Pool: N

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

OWNER INFORMATION

Current Owner:
AH4R-TX2 LLC
Primary Owner Address:
22917 PACIFIC COAST HWY
MALIBU, CA 90265-6407

Deed Date: 7/3/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212177879](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YELLEN DONNIE R	12/30/2005	D206004768	0000000	0000000
CHOICE HOMES INC	7/12/2005	D205200825	0000000	0000000
ARLINGTON TIMBERLAKE PH III-IV	1/1/2004	000000000000000	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	\$254,722	\$50,000	\$304,722	\$304,722
2024	\$285,194	\$50,000	\$335,194	\$335,194
2023	\$288,926	\$45,000	\$333,926	\$333,926
2022	\$212,258	\$45,000	\$257,258	\$257,258
2021	\$175,720	\$45,000	\$220,720	\$220,720
2020	\$175,720	\$45,000	\$220,720	\$220,720

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.