



Address: [3018 PRAIRIE HILL LN](#)
City: ARLINGTON
Georeference: 47709-M-2
Subdivision: WOODS OF TIMBERLAKE ADDN, THE
Neighborhood Code: 1C041C

Latitude: 32.7277983269
Longitude: -97.0543618119
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 2

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: None
Protest Deadline Date: 5/24/2024

Site Number: 40535304
Site Name: WOODS OF TIMBERLAKE ADDN, THE-M-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,331
Percent Complete: 100%
Land Sqft^{*}: 5,891
Land Acres^{*}: 0.1352
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:
PATINO JUAN MANUEL
Primary Owner Address:
3018 PRAIRIE HILL LN
ARLINGTON, TX 76010-3558

Deed Date: 8/31/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205267994](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	4/19/2005	D205108762	0000000	0000000
ARLINGTON TIMBERLAKE PH III-IV	1/1/2004	0000000000000000	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	\$225,106	\$50,000	\$275,106	\$275,106
2024	\$225,106	\$50,000	\$275,106	\$275,106
2023	\$248,609	\$45,000	\$293,609	\$293,609
2022	\$170,140	\$45,000	\$215,140	\$215,140
2021	\$141,500	\$45,000	\$186,500	\$186,500
2020	\$142,162	\$45,000	\$187,162	\$187,162

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.