



Address: [1204 RANDALITO DR](#)
City: ARLINGTON
Georeference: 47709-F-14
Subdivision: WOODS OF TIMBERLAKE ADDN, THE
Neighborhood Code: 1C041C

Latitude: 32.7245904666
Longitude: -97.0533699712
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 F Lot 14

Jurisdictions:

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

State Code: A

Year Built: 2014

Personal Property Account: N/A

Agent: DOAN TRANG PHAN (X0040)

Notice Sent Date: 4/15/2025

Notice Value: \$330,000

Protest Deadline Date: 5/24/2024

Site Number: 40987051

Site Name: WOODS OF TIMBERLAKE ADDN, THE-F-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,980

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

PHAN QUAN

Primary Owner Address:

1219 SAINT CARLOS ST
ARLINGTON, TX 76010

Deed Date: 4/25/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214086048](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NORTHAVEN BUILDERS INC	1/27/2014	D214018480	0000000	0000000
SAMUEL CUSTOM HOMES LLC	12/3/2013	D213308247	0000000	0000000
CHRISTIAN CUSTOM HOMES LLC	7/3/2013	D213174197	0000000	0000000
AR KEVLAR PARTNERS LLC	12/6/2012	D212299733	0000000	0000000
CHI SYNDICATED HOLDINGS 2009	1/5/2010	D210003788	0000000	0000000
CHOICE HOMES INC	6/24/2008	D208247529	0000000	0000000
KEN-RAN DEVELOPMENT INC	1/1/2006	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	\$260,000	\$50,000	\$310,000	\$282,645
2024	\$280,000	\$50,000	\$330,000	\$256,950
2023	\$292,965	\$45,000	\$337,965	\$233,591
2022	\$230,000	\$45,000	\$275,000	\$212,355
2021	\$148,050	\$45,000	\$193,050	\$193,050
2020	\$148,050	\$45,000	\$193,050	\$193,050

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)

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.