



**Address:** [3014 SAN FRANCO DR](#)  
**City:** ARLINGTON  
**Georeference:** 47709-2-8  
**Subdivision:** WOODS OF TIMBERLAKE ADDN, THE  
**Neighborhood Code:** 1C041C

**Latitude:** 32.7234128339  
**Longitude:** -97.0558173224  
**TAD Map:** 2132-384  
**MAPSCO:** TAR-084Q



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

## PROPERTY DATA

**Legal Description:** WOODS OF TIMBERLAKE  
ADDN, THE Block 2 Lot 8

**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:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07791852

**Site Name:** WOODS OF TIMBERLAKE ADDN, THE-2-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,888

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**  
LUQUIN J ALFONSO  
**Primary Owner Address:**  
3014 SAN FRANCO DR  
ARLINGTON, TX 76010-3522

**Deed Date:** 6/14/2002  
**Deed Volume:** 0015765  
**Deed Page:** 0000081  
**Instrument:** 00157650000081

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	3/19/2002	00155560000018	0015556	0000018
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	\$0	\$0	\$0	\$0
2024	\$302,488	\$50,000	\$352,488	\$287,496
2023	\$285,513	\$45,000	\$330,513	\$261,360
2022	\$200,177	\$45,000	\$245,177	\$237,600
2021	\$171,000	\$45,000	\$216,000	\$216,000
2020	\$171,000	\$45,000	\$216,000	\$206,369

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.