



Address: [3024 SAN FRANCO DR](#)
City: ARLINGTON
Georeference: 47709-2-13
Subdivision: WOODS OF TIMBERLAKE ADDN, THE
Neighborhood Code: 1C041C

Latitude: 32.7234034055
Longitude: -97.0550044509
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 13

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: OWNWELL INC (12140)

Protest Deadline Date: 5/15/2025

Site Number: 07791909

Site Name: WOODS OF TIMBERLAKE ADDN, THE-2-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,239

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:

KHONG PHUONG D
KHONG PHILIP TRAN

Primary Owner Address:

1524 SANIBEL LN
ARLINGTON, TX 76018-3043

Deed Date: 5/1/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214088237](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
T-UNIVERSAL CORP	9/4/2012	D212237087	0000000	0000000
NELSON JANET	3/29/2002	00155780000064	0015578	0000064
CHOICE HOMES INC	1/29/2002	00154370000180	0015437	0000180
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	\$194,000	\$50,000	\$244,000	\$244,000
2023	\$214,000	\$45,000	\$259,000	\$259,000
2022	\$159,909	\$45,000	\$204,909	\$204,909
2021	\$130,000	\$45,000	\$175,000	\$175,000
2020	\$130,000	\$45,000	\$175,000	\$175,000

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.