



Address: [3108 SAN FRANCO DR](#)
City: ARLINGTON
Georeference: 47709-2-20
Subdivision: WOODS OF TIMBERLAKE ADDN, THE
Neighborhood Code: 1C041C

Latitude: 32.7233875984
Longitude: -97.0538468368
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 20

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: 07791984

Site Name: WOODS OF TIMBERLAKE ADDN, THE-2-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,888

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:
GUZMAN BERNICE
Primary Owner Address:
3108 SAN FRANCO DR
ARLINGTON, TX 76010-3524

Deed Date: 8/14/2015
Deed Volume:
Deed Page:
Instrument: [D215182584](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATINO JESUS;PATINO MARIA	4/25/2002	00156430000103	0015643	0000103
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	\$302,488	\$50,000	\$352,488	\$296,665
2023	\$285,513	\$45,000	\$330,513	\$269,695
2022	\$200,177	\$45,000	\$245,177	\$245,177
2021	\$188,144	\$45,000	\$233,144	\$233,144
2020	\$189,038	\$45,000	\$234,038	\$234,038

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.