



Address: [3118 SAN FRANCO DR](#)
City: ARLINGTON
Georeference: 47709-2-25
Subdivision: WOODS OF TIMBERLAKE ADDN, THE
Neighborhood Code: 1C041C

Latitude: 32.7233775613
Longitude: -97.0530339754
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 25

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: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/15/2025

Site Number: 07792042

Site Name: WOODS OF TIMBERLAKE ADDN, THE-2-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,888

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



Current Owner:

PJNI LLC

Primary Owner Address:

PO BOX 540482
GRAND PRAIRIE, TX 75054-0482

Deed Date: 8/2/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206329112](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN PHUONG H	2/20/2004	D204060189	0000000	0000000
HOMECOMING FINANCIAL NETWORK	6/6/2003	00168560000323	0016856	0000323
WELLS FARGO HOME MORTGAGE INC	5/6/2003	00166970000268	0016697	0000268
CERVANTES A PINZON;CERVANTES RICARDO	5/3/2002	00156620000078	0015662	0000078
CHOICE HOMES INC	2/26/2002	00154960000169	0015496	0000169
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	\$276,283	\$50,000	\$326,283	\$326,283
2023	\$285,513	\$45,000	\$330,513	\$330,513
2022	\$187,000	\$45,000	\$232,000	\$232,000
2021	\$165,000	\$45,000	\$210,000	\$210,000
2020	\$165,000	\$45,000	\$210,000	\$210,000

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.