

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40112071

Address: 1217 TALUCA ST

City: ARLINGTON

LOCATION

Georeference: 47709-C-3

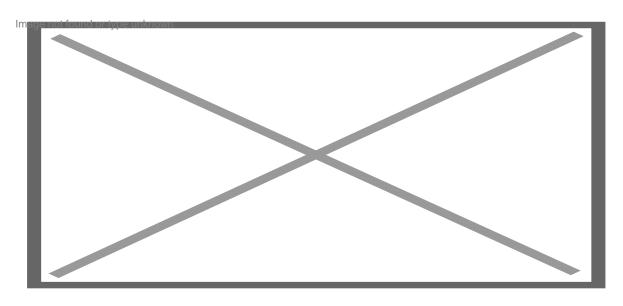
Subdivision: WOODS OF TIMBERLAKE ADDN, THE

Neighborhood Code: 1C041C

Latitude: 32.7239400183 Longitude: -97.0563726019

**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 C Lot 3

Jurisdictions:

Site Number: 40112071 CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

Site Name: WOODS OF TIMBERLAKE ADDN, THE Block C Lot 3

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

Parcels: 1

ARLINGTON ISD (901)

Approximate Size+++: 1,880 Percent Complete: 100%

State Code: A

**Land Sqft\*:** 5,663

Year Built: 2003

Land Acres\*: 0.1300

Personal Property Account: N/A

Agent: None Protest Deadline Date: 5/15/2025 Pool: N

+++ Rounded.

## OWNER INFORMATION

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Current Owner: SEGOVIA ROSA

**Primary Owner Address:** 

1217 TALUCA ST

ARLINGTON, TX 76010-3527

Deed Date: 1/1/2015
Deed Volume:

Deed Page:

Instrument: D203122128

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEGOVIA JUDITH E;SEGOVIA ROSA	4/2/2003	00165670000378	0016567	0000378
CHOICE HOMES INC	12/23/2002	00162470000303	0016247	0000303
KEN-RAN DEVELOPMENT	1/1/2002	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	\$151,858	\$25,000	\$176,858	\$150,968
2023	\$143,460	\$22,500	\$165,960	\$137,244
2022	\$102,267	\$22,500	\$124,767	\$124,767
2021	\$94,533	\$22,500	\$117,033	\$117,033
2020	\$94,979	\$22,500	\$117,479	\$112,065

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.