



## LOCATION

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**Address:** [1804 SOUTHPARK DR](#)  
**City:** ARLINGTON  
**Georeference:** 47610-2-18  
**Subdivision:** WOODLAND PARK ESTATES ADDITION  
**Neighborhood Code:** 1L020E

**Latitude:** 32.7156034759  
**Longitude:** -97.1742777216  
**TAD Map:** 2096-380  
**MAPSCO:** TAR-081T



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** WOODLAND PARK ESTATES  
ADDITION Block 2 Lot 18

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03623092

**Site Name:** WOODLAND PARK ESTATES ADDITION-2-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,839

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,020

**Land Acres<sup>\*</sup>:** 0.2529

**Pool:** Y

<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

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**Current Owner:**

LARRAZA FRANCISCO

LARRAZA ROSA

**Primary Owner Address:**

1804 SOUTHPARK DR  
ARLINGTON, TX 76013-4211

**Deed Date:** 6/6/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205169032](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LASALLE BANK NATIONAL ASSOC	8/3/2004	<a href="#">D204254573</a>	0000000	0000000
OSBORN DONALD WILLIAM	9/30/2002	00160220000007	0016022	0000007
ESTES EMORY III;ESTES PATTI J	9/24/1991	00103970002272	0010397	0002272
CAIN CAROLYN ANN	5/22/1990	00099320002366	0009932	0002366
CAIN JOHNNY O	12/31/1900	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$364,758	\$75,000	\$439,758	\$420,684
2023	\$379,014	\$65,000	\$444,014	\$382,440
2022	\$306,225	\$65,000	\$371,225	\$347,673
2021	\$261,066	\$55,000	\$316,066	\$316,066
2020	\$263,108	\$55,000	\$318,108	\$311,335

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)
- DISABLED VET 100 PCT 11.131

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.