

# Tarrant Appraisal District Property Information | PDF Account Number: 05405165

## Address: <u>3309 THORNTREE CT</u>

City: ARLINGTON Georeference: 42145-2-23 Subdivision: TIFFANY WOODS ADDITION Neighborhood Code: 1L060X Latitude: 32.6929988461 Longitude: -97.2022307966 TAD Map: 2090-372 MAPSCO: TAR-094G





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

## **PROPERTY DATA**

### Legal Description: TIFFANY WOODS ADDITION Block 2 Lot 23

#### Jurisdictions:

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

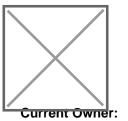
### State Code: A

Year Built: 1997 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 05405165 Site Name: TIFFANY WOODS ADDITION-2-23 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 3,509 Percent Complete: 100% Land Sqft<sup>\*</sup>: 8,875 Land Acres<sup>\*</sup>: 0.2037 Pool: Y

#### +++ Rounded.

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

## **OWNER INFORMATION**



Tarrant Appraisal District Property Information | PDF

MANCE FREDRIC R JR MANCE MAE

Primary Owner Address: 3309 THORNTREE CT ARLINGTON, TX 76016-2066 Deed Date: 3/14/1997 Deed Volume: 0012707 Deed Page: 0001216 Instrument: 00127070001216

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DRE INVESTMENT CORP INC	8/6/1991	00103440001905	0010344	0001905
TIFFANY WOODS INC	1/1/1984	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$543,779	\$100,000	\$643,779	\$540,587
2023	\$478,000	\$100,000	\$578,000	\$491,443
2022	\$443,698	\$100,000	\$543,698	\$446,766
2021	\$316,151	\$90,000	\$406,151	\$406,151
2020	\$304,008	\$90,000	\$394,008	\$394,008

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.