



**Address:** [3309 THORNTREE CT](#)  
**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

<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



**Current Owner:**

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	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	\$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.