



Address: [2711 SKY RIDGE RD](#)
City: ARLINGTON
Georeference: 44058-1-7-70
Subdivision: TWIN HILLS
Neighborhood Code: 1M010H

Latitude: 32.6258512759
Longitude: -97.1552028116
TAD Map: 2102-348
MAPSCO: TAR-109R



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

PROPERTY DATA

Legal Description: TWIN HILLS Block 1 Lot 7

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

State Code: A

Year Built: 2016

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800003162

Site Name: TWIN HILLS Block 1 Lot 7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,926

Percent Complete: 100%

Land Sqft^{*}: 7,492

Land Acres^{*}: 0.1720

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

NGUYEN TAN D
NGUYEN TRAM

Primary Owner Address:

2711 SKY RIDGE RD
ARLINGTON, TX 76001

Deed Date: 12/8/2017

Deed Volume:

Deed Page:

Instrument: [D217284107](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESPOSITO JASON M	12/15/2016	D216294353		
HMH LIFESTYLES LP	10/13/2015	D215234198		
DFD TWIN HILLS LP	12/1/2014	D214228997		

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	\$445,541	\$75,000	\$520,541	\$512,182
2023	\$450,630	\$75,000	\$525,630	\$465,620
2022	\$374,453	\$75,000	\$449,453	\$423,291
2021	\$309,810	\$75,000	\$384,810	\$384,810
2020	\$280,701	\$75,000	\$355,701	\$355,701

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.