



**Address:** [2805 TWIN RIDGE DR](#)  
**City:** ARLINGTON  
**Georeference:** 44058-1-16-70  
**Subdivision:** TWIN HILLS  
**Neighborhood Code:** 1M010H

**Latitude:** 32.6267014748  
**Longitude:** -97.1566209607  
**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 16

**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:** 800003171

**Site Name:** TWIN HILLS Block 1 Lot 16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,663

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,187

**Land Acres<sup>\*</sup>:** 0.1650

**Pool:** N

<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:**

KEISER KATIE RENEE

**Primary Owner Address:**

2805 TWIN RIDGE DR  
ARLINGTON, TX 76001

**Deed Date:** 6/13/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224103398](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURNETT CAROLYN C;BURNETT PHILLIP K	5/12/2017	<a href="#">D217109197</a>		
J HOUSTON HOMES LLC	10/13/2015	<a href="#">D215236427</a>		
DFD TWIN HILLS LP	12/1/2014	<a href="#">D214228997</a>		

## 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	\$375,544	\$75,000	\$450,544	\$450,544
2023	\$400,000	\$75,000	\$475,000	\$475,000
2022	\$317,831	\$75,000	\$392,831	\$392,831
2021	\$288,055	\$75,000	\$363,055	\$363,055
2020	\$261,245	\$75,000	\$336,245	\$336,245

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

There are no exemptions for this property

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.