Account Number: 42038110

Address: 2807 TWIN RIDGE DR

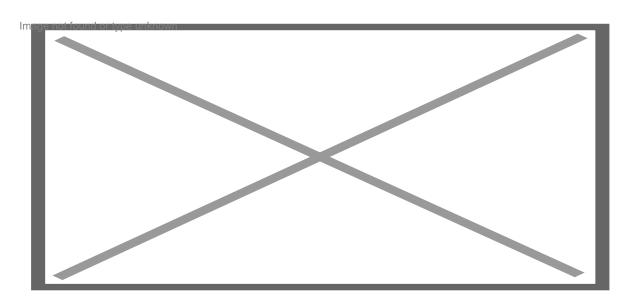
City: ARLINGTON

LOCATION

Georeference: 44058-1-17-70 Subdivision: TWIN HILLS Neighborhood Code: 1M010H **Latitude:** 32.6267030812 **Longitude:** -97.1568161409

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 17

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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/15/2025

Site Number: 800003172

Site Name: TWIN HILLS Block 1 Lot 17 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,258
Percent Complete: 100%

Land Sqft*: 7,187 Land Acres*: 0.1650

Pool: N

+++ Rounded.

OWNER INFORMATION

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



RANDLE DALE
RANDLE CHANDRA

Primary Owner Address: 2807 TWIN RIDGE DR ARLINGTON, TX 76001

Deed Date: 12/15/2020

Deed Volume: Deed Page:

Instrument: D220329910

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JANTZ JOHN R;JANTZ SUSAN	9/12/2016	D216214780		
J HOUSTON HOMES LLC	10/14/2015	D215239162		
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	\$321,844	\$75,000	\$396,844	\$396,844
2023	\$374,097	\$75,000	\$449,097	\$402,922
2022	\$311,000	\$75,000	\$386,000	\$366,293
2021	\$257,994	\$75,000	\$332,994	\$332,994
2020	\$233,999	\$75,000	\$308,999	\$308,999

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.