



**Address:** [2807 TWIN RIDGE DR](#)  
**City:** ARLINGTON  
**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<sup>+++</sup>:** 2,258

**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:**

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	<a href="#">D216214780</a>		
J HOUSTON HOMES LLC	10/14/2015	<a href="#">D215239162</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	\$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.

+ 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.