

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42038144

Address: 2815 TWIN RIDGE DR

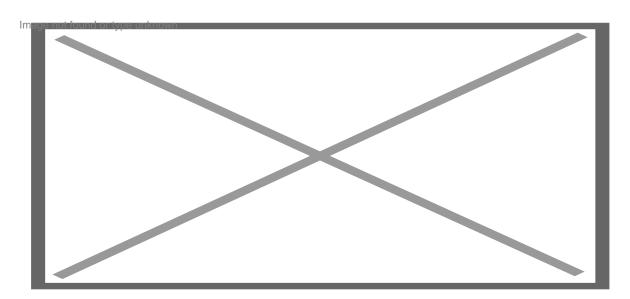
City: ARLINGTON

LOCATION

Georeference: 44058-1-20-70 Subdivision: TWIN HILLS Neighborhood Code: 1M010H **Latitude:** 32.6267099306 **Longitude:** -97.1574010243

**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 20

**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: 800003175

Site Name: TWIN HILLS Block 1 Lot 20 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,840
Percent Complete: 100%

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

Pool: N

+++ Rounded.

## OWNER INFORMATION

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



WILSON REVOCABLE TRUST

Primary Owner Address: 2815 TWIN RIDGE DR ARLINGTON, TX 76001 **Deed Date: 7/29/2020** 

Deed Volume: Deed Page:

Instrument: D220182747

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSON NIKKI M	7/14/2017	D217161696		
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	\$565,084	\$75,000	\$640,084	\$609,400
2023	\$479,000	\$75,000	\$554,000	\$554,000
2022	\$439,150	\$75,000	\$514,150	\$513,070
2021	\$391,427	\$75,000	\$466,427	\$466,427
2020	\$354,183	\$75,000	\$429,183	\$429,183

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