



Address: [2712 SKY RIDGE RD](#)
City: ARLINGTON
Georeference: 44058-2-8-70
Subdivision: TWIN HILLS
Neighborhood Code: 1M010H

Latitude: 32.6253692712
Longitude: -97.1554842952
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 2 Lot 8

Jurisdictions:

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

State Code: A

Year Built: 2017

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800003187

Site Name: TWIN HILLS Block 2 Lot 8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,317

Percent Complete: 100%

Land Sqft^{*}: 9,060

Land Acres^{*}: 0.2080

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:

DUNCAN CATINA DENISE
DUNCAN BRYAN DEANGELO

Primary Owner Address:

2712 SKY RIDGE RD
ARLINGTON, TX 76001

Deed Date: 10/10/2017

Deed Volume:

Deed Page:

Instrument: [D217237275](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES	2/17/2017	D217037881		
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	\$497,411	\$75,000	\$572,411	\$559,623
2023	\$447,000	\$75,000	\$522,000	\$508,748
2022	\$402,680	\$75,000	\$477,680	\$462,498
2021	\$345,453	\$75,000	\$420,453	\$420,453
2020	\$312,864	\$75,000	\$387,864	\$387,864

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.