

Account Number: 42038268

Address: 2712 SKY RIDGE RD

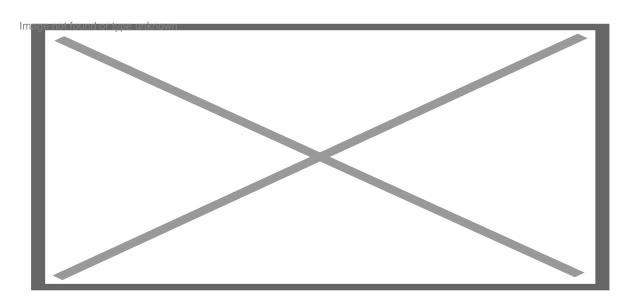
City: ARLINGTON

LOCATION

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)

State Code: A Year Built: 2017

MANSFIELD ISD (908)

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.

OWNER INFORMATION

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



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. <u>Tarrant County Tax Office Account Information</u>.

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.

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.