

Account Number: 42038284

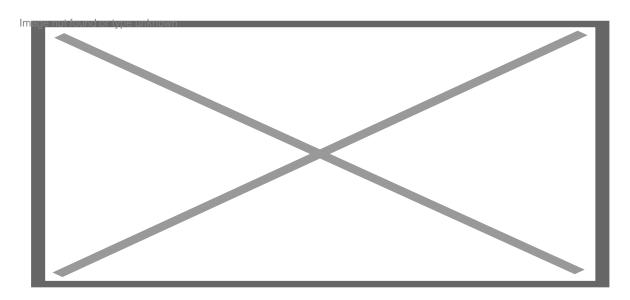
Address: 2804 DIAMOND RIDGE DR

City: ARLINGTON

Georeference: 44058-2-10-70 Subdivision: TWIN HILLS Neighborhood Code: 1M010H **Latitude:** 32.6254928524 **Longitude:** -97.1559393619

**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 10

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: 800003189

Site Name: TWIN HILLS Block 2 Lot 10 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,020 Percent Complete: 100%

Land Sqft\*: 15,071 Land Acres\*: 0.3460

Pool: Y

+++ 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.



JORDAN CRAIG A JORDAN JULIE A

**Primary Owner Address:** 2804 DIAMOND RIDGE DR ARLINGTON, TX 76001 **Deed Date: 2/12/2018** 

Deed Volume: Deed Page:

**Instrument:** <u>D218033625</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
J HOUSTON HOMES LLC	1/31/2017	D217027132		
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	\$487,851	\$75,000	\$562,851	\$547,279
2023	\$493,088	\$75,000	\$568,088	\$497,526
2022	\$404,600	\$75,000	\$479,600	\$452,296
2021	\$317,996	\$75,000	\$392,996	\$392,996
2020	\$288,003	\$75,000	\$363,003	\$363,003

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

## **EXEMPTIONS / SPECIAL APPRAISAL**

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 100 PCT 11.131

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.