

Account Number: 42038306



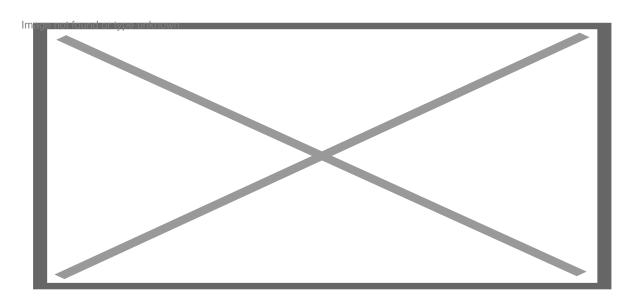
Address: 2808 DIAMOND RIDGE DR

City: ARLINGTON

Georeference: 44058-2-12-70 Subdivision: TWIN HILLS Neighborhood Code: 1M010H **Latitude:** 32.6254006575 **Longitude:** -97.1564209255

**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 12

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: 800003191

Site Name: TWIN HILLS Block 2 Lot 12 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,016
Percent Complete: 100%

Land Sqft\*: 10,280 Land Acres\*: 0.2360

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.



WALLACE REBECCA
WALLACE JAMES

**Primary Owner Address:** 2808 DIAMOND RIDGE DR ARLINGTON, TX 76001 **Deed Date:** 8/3/2017

Deed Volume: Deed Page:

**Instrument:** <u>D217180110</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
J HOUSTON HOMES LLC	1/3/2017	D217005013		
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	\$459,213	\$75,000	\$534,213	\$534,213
2023	\$464,447	\$75,000	\$539,447	\$539,447
2022	\$386,056	\$75,000	\$461,056	\$461,056
2021	\$319,532	\$75,000	\$394,532	\$394,532
2020	\$289,580	\$75,000	\$364,580	\$364,580

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

## **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

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.