

Property Information | PDF Account Number: 42038331

LOCATION

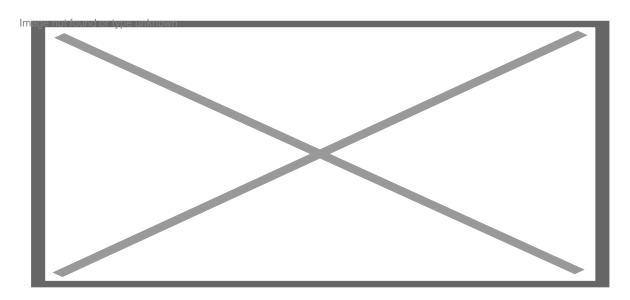
Address: 2814 DIAMOND RIDGE DR

City: ARLINGTON

Georeference: 44058-2-15-70 Subdivision: TWIN HILLS Neighborhood Code: 1M010H **Latitude:** 32.6254156817 **Longitude:** -97.1570316999

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 15

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)

State Code: A Year Built: 2016

MANSFIELD ISD (908)

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800003194

Site Name: TWIN HILLS Block 2 Lot 15 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,336
Percent Complete: 100%

Land Sqft*: 8,189 Land Acres*: 0.1880

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.



WASHINGTON RACHAELL Y
WASHINGTON FLOYD III **Primary Owner Address:**2814 DIAMOND RIDGE DR

ARLINGTON, TX 76001

Deed Date: 2/9/2017

Deed Volume: Deed Page:

Instrument: D217032624

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES L.P.	6/27/2016	D216141805		
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	\$498,104	\$75,000	\$573,104	\$559,975
2023	\$503,812	\$75,000	\$578,812	\$509,068
2022	\$418,290	\$75,000	\$493,290	\$462,789
2021	\$345,717	\$75,000	\$420,717	\$420,717
2020	\$313,038	\$75,000	\$388,038	\$388,038

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.