

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42038675

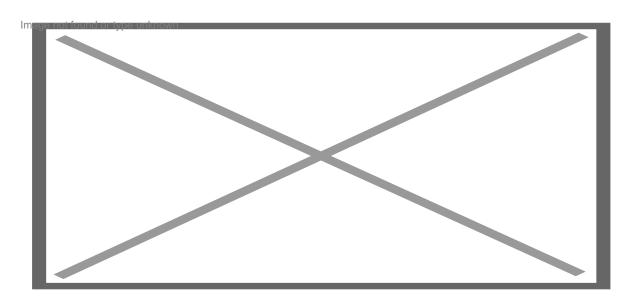
Address: 2826 TWIN RIDGE DR

City: ARLINGTON

Georeference: 44058-3-15-70 Subdivision: TWIN HILLS Neighborhood Code: 1M010H **Latitude:** 32.6262544274 **Longitude:** -97.1586005649

**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 3 Lot 15

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: 800003229

**Site Name:** TWIN HILLS Block 3 Lot 15 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,368
Percent Complete: 100%

Land Sqft\*: 8,363 Land Acres\*: 0.1920

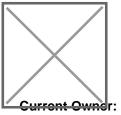
Pool: N

+++ 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.



AHMED BOTAN

Primary Owner Address: 2826 TWIN RIDGE DR ARLINGTON, TX 76001 **Deed Date:** 8/20/2020

Deed Volume: Deed Page:

Instrument: D220210014

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JACKSON RONALD T	6/20/2018	D218137261		
J HOUSTON HOMES LLC	2/16/2016	D216035572		
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	\$378,154	\$75,000	\$453,154	\$448,665
2023	\$382,434	\$75,000	\$457,434	\$407,877
2022	\$318,501	\$75,000	\$393,501	\$370,797
2021	\$262,088	\$75,000	\$337,088	\$337,088
2020	\$235,000	\$75,000	\$310,000	\$310,000

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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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.