

Account Number: 42038691



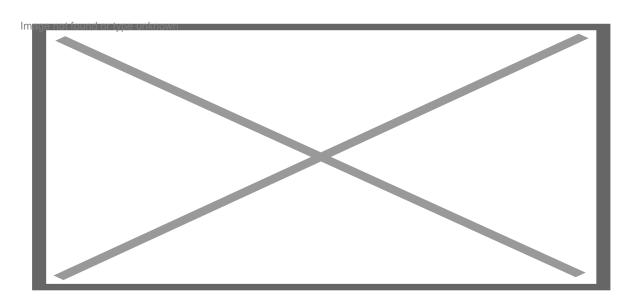
Address: 2822 TWIN RIDGE DR

City: ARLINGTON

Georeference: 44058-3-17-70 Subdivision: TWIN HILLS Neighborhood Code: 1M010H **Latitude:** 32.6262501038 **Longitude:** -97.1581945722

**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 17

Jurisdictions:

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

MANSFIELD ISD (908)

State Code: A Year Built: 2018

Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/15/2025 Site Number: 800003231

Site Name: TWIN HILLS Block 3 Lot 17 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,162
Percent Complete: 100%

Land Sqft\*: 7,187 Land Acres\*: 0.1650

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.



MARTINEZ SANCHEZ EDUARDO

**Primary Owner Address:** 

2822 TWIN RDG ARLINGTON, TX 76001 **Deed Date: 12/13/2018** 

Deed Volume: Deed Page:

**Instrument:** D218273862

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES, L.P.	11/6/2017	D217258261		
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	\$414,169	\$75,000	\$489,169	\$473,488
2023	\$456,710	\$75,000	\$531,710	\$430,444
2022	\$316,313	\$75,000	\$391,313	\$391,313
2021	\$316,313	\$75,000	\$391,313	\$380,502
2020	\$270,911	\$75,000	\$345,911	\$345,911

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.