



LOCATION

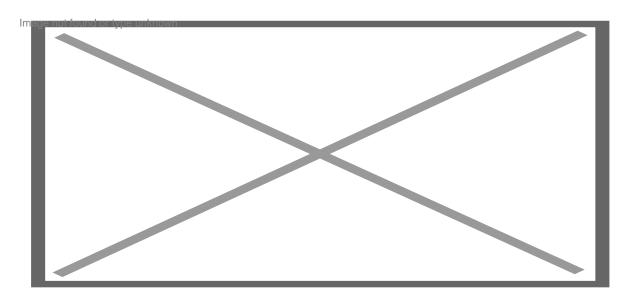
Address: 2816 TWIN RIDGE DR

City: ARLINGTON

Georeference: 44058-3-20-70 Subdivision: TWIN HILLS Neighborhood Code: 1M010H **Latitude:** 32.6262436881 **Longitude:** -97.1576089816

**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 20

**Jurisdictions:** 

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A Year Built: 2016

Personal Property Account: N/A

Agent: None

**Protest Deadline Date: 5/15/2025** 

Site Number: 800003234

**Site Name:** TWIN HILLS Block 3 Lot 20 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,183
Percent Complete: 100%

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

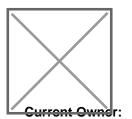
Pool: N

+++ Rounded.

## **OWNER INFORMATION**

03-26-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



BLEVINS DARRAS B BLEVINS SUSANNA

**Primary Owner Address:** 2816 TWIN RIDGE DR ARLINGTON, TX 76001

**Deed Date: 7/14/2016** 

Deed Volume: Deed Page:

**Instrument:** <u>D216162353</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
J HOUSTON HOMES LLC	10/14/2015	D215238895		
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	\$367,099	\$75,000	\$442,099	\$441,328
2023	\$371,255	\$75,000	\$446,255	\$401,207
2022	\$309,218	\$75,000	\$384,218	\$364,734
2021	\$256,576	\$75,000	\$331,576	\$331,576
2020	\$232,878	\$75,000	\$307,878	\$307,878

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.

03-26-2025 Page 2

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