



**Address:** [2806 SPIRIT WOODS LN](#)  
**City:** ARLINGTON  
**Georeference:** 44058-2-6-71  
**Subdivision:** TWIN HILLS  
**Neighborhood Code:** 1M010Y

**Latitude:** 32.6272814753  
**Longitude:** -97.1571416899  
**TAD Map:** 2102-348  
**MAPSCO:** TAR-109M



This map, content, and location of property is provided by Google Services.

**PROPERTY DATA**

**Legal Description:** TWIN HILLS Block 2 Lot 6 REF  
PLAT D217244209

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

**State Code:** A  
**Year Built:** 2019  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 800028133  
**Site Name:** TWIN HILLS 2 6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,262  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,200  
**Land Acres<sup>\*</sup>:** 0.1650  
**Pool:** N

<sup>+++</sup> Rounded.

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

**OWNER INFORMATION**



**Current Owner:**

BO YUAN LLC

**Primary Owner Address:**

2806 SPIRIT WOODS LN  
ARLINGTON, TX 76001

**Deed Date:** 6/28/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221186037](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLS MICHAEL ALLEN;MILLS STEPHANIE-ANNE BULACLAC	9/20/2019	<a href="#">D219216675</a>		
HMH LIFESTYLES LP	4/23/2019	<a href="#">D219084703</a>		

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$469,623	\$75,000	\$544,623	\$544,623
2023	\$497,097	\$75,000	\$572,097	\$572,097
2022	\$368,777	\$75,000	\$443,777	\$443,777
2021	\$281,000	\$75,000	\$356,000	\$356,000
2020	\$281,000	\$75,000	\$356,000	\$356,000

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

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

## 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.