



Address: [2712 SPIRIT WOODS LN](#)
City: ARLINGTON
Georeference: 44058-2-13-71
Subdivision: TWIN HILLS
Neighborhood Code: 1M010Y

Latitude: 32.6272937317
Longitude: -97.1557758238
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 13 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: 800028138
Site Name: TWIN HILLS 2 13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,914
Percent Complete: 100%
Land Sqft^{*}: 8,082
Land Acres^{*}: 0.1860
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



Current Owner:

EDWARDS ADRIAN R
EDWARDS ERICA A

Primary Owner Address:

2712 SPIRIT WOODS LN
ARLINGTON, TX 76001

Deed Date: 5/28/2021

Deed Volume:

Deed Page:

Instrument: [D221159525](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDWARDS ADRIAN R	1/17/2020	D220013806		
HMH LIFESTYLES LP	8/27/2019	D219195306		

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	\$403,000	\$75,000	\$478,000	\$478,000
2023	\$410,000	\$75,000	\$485,000	\$444,983
2022	\$329,530	\$75,000	\$404,530	\$404,530
2021	\$308,403	\$75,000	\$383,403	\$383,403
2020	\$273,162	\$75,000	\$348,162	\$348,162

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

- 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.