

# Tarrant Appraisal District Property Information | PDF Account Number: 42649470

## Address: 2905 GRAND LOOKOUT LN

City: ARLINGTON Georeference: 44058-1-44 Subdivision: TWIN HILLS Neighborhood Code: 1M010Y Latitude: 32.6293615313 Longitude: -97.160041701 TAD Map: 2102-348 MAPSCO: TAR-109L





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

### PROPERTY DATA

Legal Description: TWIN HILLS Block 1 Lot 44 Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908) State Code: A Year Built: 2022 Personal Property Account: N/A Site Number: 800053508 Site Name: TWIN HILLS 1 44 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,712 Percent Complete: 100% Land Sqft<sup>\*</sup>: 7,359 Land Acres<sup>\*</sup>: 0.1690 Pool: N

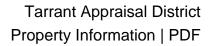
+++ Rounded.

Agent: None

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

#### **OWNER INFORMATION**

Protest Deadline Date: 5/15/2025





TRIPATHEE DIDRIKSHA

Primary Owner Address: 2905 GRAND LOOKOUT LN ARLINGTON, TX 76001 Deed Date: 2/5/2024 Deed Volume: Deed Page: Instrument: D224020780

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BHANDARI SAJAL	3/9/2023	D223039838		
M/I HOMES OF DFW LLC	3/1/2022	D222059076		

## 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	\$405,450	\$75,000	\$480,450	\$480,450
2023	\$429,021	\$75,000	\$504,021	\$504,021
2022	\$0	\$52,500	\$52,500	\$52,500
2021	\$0	\$52,500	\$52,500	\$52,500
0	\$0	\$0	\$0	\$0

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.