



**Address:** [2901 GRAND LOOKOUT LN](#)  
**City:** ARLINGTON  
**Georeference:** 44058-1-46  
**Subdivision:** TWIN HILLS  
**Neighborhood Code:** 1M010Y

**Latitude:** 32.6293614555  
**Longitude:** -97.1596467806  
**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 46

**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

**Agent:** None

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

**Site Number:** 800053509

**Site Name:** TWIN HILLS 1 46

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,089

**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:**

DINH NGUYEN  
NGUYEN LINH

**Primary Owner Address:**

2901 GRAND LOOKOUT LN  
ARLINGTON, TX 76001

**Deed Date:** 9/7/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222223287](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
M/I HOMES OF DFW LLC	1/4/2022	<a href="#">D222005485</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	\$350,435	\$75,000	\$425,435	\$425,435
2023	\$370,592	\$75,000	\$445,592	\$445,592
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

- 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.