



Address: [2821 GRAND LOOKOUT LN](#)
City: ARLINGTON
Georeference: 44058-1-52
Subdivision: TWIN HILLS
Neighborhood Code: 1M010Y

Latitude: 32.6293488887
Longitude: -97.1584757201
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 1 Lot 52

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: 800053522

Site Name: TWIN HILLS 1 52

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,900

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1650

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:

MCNICHOLAS REBECCA
BURNIEY GARRICK R II

Primary Owner Address:

2821 GRAND LOOKOUT LN
ARLINGTON, TX 76001

Deed Date: 8/24/2022

Deed Volume:

Deed Page:

Instrument: [D222211819](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
M/I HOMES OF DFW LLC	1/4/2022	D222005485		

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	\$421,904	\$75,000	\$496,904	\$496,904
2023	\$446,873	\$75,000	\$521,873	\$521,873
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.