



Address: [2806 GRAND LOOKOUT LN](#)
City: ARLINGTON
Georeference: 44058-5-12
Subdivision: TWIN HILLS
Neighborhood Code: 1M010Y

Latitude: 32.6288718409
Longitude: -97.1572187153
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 5 Lot 12

Jurisdictions:

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

State Code: A

Year Built: 2021

Personal Property Account: N/A

Agent: None

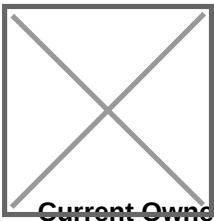
Protest Deadline Date: 5/15/2025

Site Number: 800053558
Site Name: TWIN HILLS 5 12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,156
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:

DOU ZHOUYAO

Primary Owner Address:

2806 GRAND LOOKOUT LN
ARLINGTON, TX 76001

Deed Date: 3/30/2022

Deed Volume:

Deed Page:

Instrument: [D222087837](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
M/I HOMES OF DFW LLC	9/9/2021	D221266613		

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	\$345,923	\$75,000	\$420,923	\$420,923
2023	\$366,275	\$75,000	\$441,275	\$441,275
2022	\$74,577	\$75,000	\$149,577	\$149,577
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.