

Account Number: 42650222



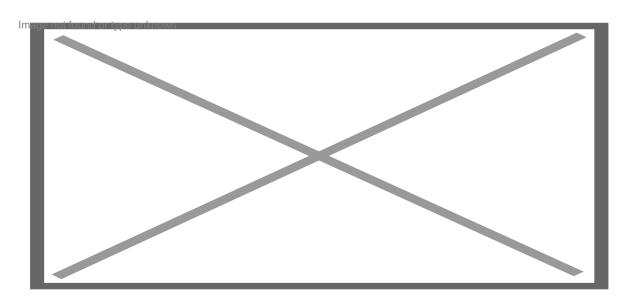
Address: 2908 GRAND LOOKOUT LN

City: ARLINGTON

Georeference: 44058-8-7 Subdivision: TWIN HILLS Neighborhood Code: 1M010Y Latitude: 32.6288808514 Longitude: -97.160321493 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 8 Lot 7

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)

State Code: A Year Built: 2021

MANSFIELD ISD (908)

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800053579 Site Name: TWIN HILLS 8 7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,714
Percent Complete: 100%

Land Sqft*: 7,467 Land Acres*: 0.1710

Pool: N

+++ Rounded.

OWNER INFORMATION

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



FRANCIS YOUNG ESSIEN FRANCIS REMI S

Primary Owner Address: 2908 GRAND LOOKOUT LN ARLINGTON, TX 76001

Deed Date: 3/17/2022

Deed Volume: Deed Page:

Instrument: <u>D222071746</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	7/12/2021	D221202063		

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	\$385,000	\$75,000	\$460,000	\$460,000
2023	\$400,108	\$75,000	\$475,108	\$475,108
2022	\$312,484	\$75,000	\$387,484	\$387,484
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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.