



Address: [2706 RIPPLESPRINGS CT](#)
City: ARLINGTON
Georeference: 20810-3-27
Subdivision: HUNTWICK ADDITION
Neighborhood Code: 1L040C

Latitude: 32.6986522163
Longitude: -97.1770498602
TAD Map: 2096-372
MAPSCO: TAR-095B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HUNTWICK ADDITION Block 3
Lot 27

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1977

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$340,317

Protest Deadline Date: 5/24/2024

Site Number: 01376489

Site Name: HUNTWICK ADDITION-3-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,320

Percent Complete: 100%

Land Sqft^{*}: 10,285

Land Acres^{*}: 0.2361

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:

TORRES JOSE
TORRES HOLLY

Primary Owner Address:

2706 RIPPLESPRINGS CT
ARLINGTON, TX 76016

Deed Date: 7/27/2016

Deed Volume:

Deed Page:

Instrument: [D216174993](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGOWAN CHAD	12/6/2012	D212308044	0000000	0000000
FEDERAL NATL MORTGAGE ASSOC	7/3/2012	D212179539	0000000	0000000
FITZGERALD EDWARD W;FITZGERALD IDA	12/31/1900	00062260000636	0006226	0000636

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	\$281,032	\$59,285	\$340,317	\$340,317
2024	\$281,032	\$59,285	\$340,317	\$328,302
2023	\$264,061	\$60,000	\$324,061	\$298,456
2022	\$256,151	\$60,000	\$316,151	\$271,324
2021	\$191,658	\$55,000	\$246,658	\$246,658
2020	\$191,658	\$55,000	\$246,658	\$234,003

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.