



Address: [2714 RIPPLESPRINGS CT](#)
City: ARLINGTON
Georeference: 20810-3-30
Subdivision: HUNTWICK ADDITION
Neighborhood Code: 1L040C

Latitude: 32.6978398752
Longitude: -97.176981605
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 30

Jurisdictions:

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

State Code: A

Year Built: 1975

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$393,421

Protest Deadline Date: 5/24/2024

Site Number: 01376519

Site Name: HUNTWICK ADDITION-3-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,595

Percent Complete: 100%

Land Sqft^{*}: 7,560

Land Acres^{*}: 0.1735

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:

KOTTWITZ MARY JANE

Primary Owner Address:

2714 RIPPLESPRINGS CT
ARLINGTON, TX 76016

Deed Date: 8/6/2021

Deed Volume:

Deed Page:

Instrument: [D221227810](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLER MARY ELLEN EST	7/4/2020	142-20-111760		
MILLER J FRED EST;MILLER MARY ELLEN EST	2/28/1984	00077530000734	0007753	0000734
CHRISTENSEN NORMAN;CHRISTENSEN SUSAN	12/31/1900	00071930002396	0007193	0002396

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	\$342,517	\$50,904	\$393,421	\$393,421
2024	\$342,517	\$50,904	\$393,421	\$372,521
2023	\$284,655	\$54,000	\$338,655	\$338,655
2022	\$272,614	\$54,000	\$326,614	\$326,614
2021	\$229,515	\$49,500	\$279,015	\$279,015
2020	\$207,910	\$49,500	\$257,410	\$257,410

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.