



**Address:** [2809 MINTWOOD PL](#)  
**City:** ARLINGTON  
**Georeference:** 23100-8-25  
**Subdivision:** LAKE ARL HIGHLANDS ADDN  
**Neighborhood Code:** 1L0702

**Latitude:** 32.6982496493  
**Longitude:** -97.1859486165  
**TAD Map:** 2096-372  
**MAPSCO:** TAR-095A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKE ARL HIGHLANDS ADDN  
Block 8 Lot 25

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1973

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01522388

**Site Name:** LAKE ARL HIGHLANDS ADDN-8-25

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,506

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,480

**Land Acres<sup>\*</sup>:** 0.1717

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SMITH CHRISTOPHER WESLEY  
RAVAGLIA ISHA

**Primary Owner Address:**

2809 MINTWOOD PL  
ARLINGTON, TX 76016

**Deed Date:** 1/27/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223020393](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIBBON HOME SPV II LLC	3/31/2022	<a href="#">D222084111</a>		
JB RENEWED HOMES LLC	12/6/2021	<a href="#">D221357531</a>		
LUNN JAMES A	8/22/2001	00151000000390	0015100	0000390
LUNN JAMES A;LUNN SANDRA	2/4/1985	00080920001352	0008092	0001352
CHERY GALE H;CHERY PIERRE A	7/1/1983	00075570000079	0007557	0000079

## 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 <sup>+</sup>
2025	\$184,971	\$56,480	\$241,451	\$241,451
2024	\$226,325	\$56,480	\$282,805	\$282,805
2023	\$253,943	\$45,000	\$298,943	\$298,943
2022	\$152,348	\$45,000	\$197,348	\$197,348
2021	\$139,488	\$45,000	\$184,488	\$184,488
2020	\$151,982	\$45,000	\$196,982	\$187,303

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.