



**Address:** [2612 MINTWOOD PL](#)  
**City:** ARLINGTON  
**Georeference:** 23100-12-30  
**Subdivision:** LAKE ARL HIGHLANDS ADDN  
**Neighborhood Code:** 1L0702

**Latitude:** 32.7008759381  
**Longitude:** -97.1864538498  
**TAD Map:** 2096-376  
**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 12 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:** 1972  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01523899  
**Site Name:** LAKE ARL HIGHLANDS ADDN-12-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,374  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,480  
**Land Acres<sup>\*</sup>:** 0.1717  
**Pool:** N

<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:**  
NIEHAUS CRAIG A  
**Primary Owner Address:**  
2612 MINTWOOD PL  
ARLINGTON, TX 76016

**Deed Date:** 2/10/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217036552](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NIEHAUS CRAIG A;NIEHAUS DARBY D	5/27/1999	00138510000267	0013851	0000267
TUCKER ARLIE W;TUCKER K LEIGH K	8/3/1995	00120690001921	0012069	0001921
HUFFERD CAROL;HUFFERD STEVEN R	12/31/1900	00063220000617	0006322	0000617



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	\$142,917	\$56,480	\$199,397	\$199,397
2024	\$142,917	\$56,480	\$199,397	\$199,397
2023	\$163,929	\$45,000	\$208,929	\$191,069
2022	\$128,699	\$45,000	\$173,699	\$173,699
2021	\$115,000	\$45,000	\$160,000	\$160,000
2020	\$115,000	\$45,000	\$160,000	\$160,000

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.