



**Address:** [1106 TWIN PINE CT](#)  
**City:** ARLINGTON  
**Georeference:** 34255-3-11  
**Subdivision:** RIDGECREST ADDITION-ARLINGTON  
**Neighborhood Code:** 1S020H

**Latitude:** 32.6424435496  
**Longitude:** -97.0919928363  
**TAD Map:** 2120-352  
**MAPSCO:** TAR-111G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIDGECREST ADDITION-  
ARLINGTON Block 3 Lot 11

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02383039

**Site Name:** RIDGECREST ADDITION-ARLINGTON-3-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,395

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,687

**Land Acres<sup>\*</sup>:** 0.1535

**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:**

PHAN CHINH TAI

HUYNH THI B

**Primary Owner Address:**

PO BOX 183132

ARLINGTON, TX 76096

**Deed Date:** 4/27/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218089786](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ATKINS DIONNE L	10/14/2005	<a href="#">D205318234</a>	0000000	0000000
FELTON ALETHEA J	5/1/2002	00156650000366	0015665	0000366
MILLS ANDREA S;MILLS JEREMY W	9/7/1999	00140060000342	0014006	0000342
GRANT RENA JO	11/10/1986	00087450001271	0008745	0001271
AMERICAN FEDERAL SAVINGS	3/7/1986	00084790000153	0008479	0000153
E A HOTT INC	1/6/1984	00077090001035	0007709	0001035

## 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	\$183,394	\$60,183	\$243,577	\$243,577
2024	\$201,835	\$60,183	\$262,018	\$262,018
2023	\$219,293	\$35,000	\$254,293	\$254,293
2022	\$188,615	\$35,000	\$223,615	\$223,615
2021	\$164,471	\$35,000	\$199,471	\$199,471
2020	\$121,000	\$35,000	\$156,000	\$156,000

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

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.