



**Address:** [2806 OAK CLIFF LN](#)  
**City:** ARLINGTON  
**Georeference:** 30885-11-21R  
**Subdivision:** OAKS, THE (ARLINGTON)  
**Neighborhood Code:** 1X020B

**Latitude:** 32.7462250183  
**Longitude:** -97.1542928385  
**TAD Map:** 2102-392  
**MAPSCO:** TAR-081D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAKS, THE (ARLINGTON) Block  
11 Lot 21R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1971

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03118177

**Site Name:** OAKS, THE (ARLINGTON)-11-21R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,524

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,620

**Land Acres<sup>\*</sup>:** 0.2667

**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:**

TRAN-PHANID CO THI

**Primary Owner Address:**

2806 OAK CLIFF LN  
ARLINGTON, TX 76012

**Deed Date:** 5/15/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219105540](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEB HOMES LLC	5/14/2019	<a href="#">D219105535</a>		
WENDT DANIEL M;WENDT LINDA L	8/18/2000	00144880000452	0014488	0000452
NUGENT LAURA LYN	12/19/1995	00122100001824	0012210	0001824
HELM PAULA A	9/24/1991	00103960001553	0010396	0001553
HELM GEORGE H	12/31/1900	00000000000000	0000000	0000000

## 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	\$301,997	\$65,000	\$366,997	\$366,997
2024	\$301,997	\$65,000	\$366,997	\$366,997
2023	\$275,359	\$65,000	\$340,359	\$340,359
2022	\$266,184	\$65,000	\$331,184	\$310,849
2021	\$227,590	\$55,000	\$282,590	\$282,590
2020	\$205,000	\$55,000	\$260,000	\$260,000

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.