



**Address:** [2806 AVONHILL DR](#)  
**City:** ARLINGTON  
**Georeference:** 42340-1-3  
**Subdivision:** TORCH HOMES ADDITION  
**Neighborhood Code:** 1L030D

**Latitude:** 32.6986581848  
**Longitude:** -97.137028136  
**TAD Map:** 2108-372  
**MAPSCO:** TAR-096B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TORCH HOMES ADDITION  
Block 1 Lot 3

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1990

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03156354

**Site Name:** TORCH HOMES ADDITION-1-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,171

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,550

**Land Acres<sup>\*</sup>:** 0.1962

**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:**

RUSH VINCENT E  
LEWIS-RUSH AUGUST

**Primary Owner Address:**

2806 AVONHILL DR  
ARLINGTON, TX 76015

**Deed Date:** 4/17/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223063731](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRECKENRIDGE PROPERTY FUND 2016 LLC	10/28/2022	<a href="#">D222259980</a>		
GIFFORD DARRELL GLENN;GIFFORD KATHERINE DAKE	4/28/2011	<a href="#">D211101200</a>	0000000	0000000
GIFFORD RONAL GENE	1/13/2011	000000000000000	0000000	0000000
GIFFORD BOBBY J	2/26/2010	000000000000000	0000000	0000000
GIFFORD BOBBY J;GIFFORD JUANITA	3/28/1990	00098820000249	0009882	0000249
EDWARDS CLAIRE;EDWARDS HAROLD H	9/24/1984	00079390000434	0007939	0000434
FERGUSON A L	12/31/1900	000000000000000	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	\$310,923	\$57,550	\$368,473	\$368,473
2024	\$310,923	\$57,550	\$368,473	\$368,473
2023	\$313,372	\$60,000	\$373,372	\$373,372
2022	\$241,749	\$60,000	\$301,749	\$290,994
2021	\$214,540	\$50,000	\$264,540	\$264,540
2020	\$213,880	\$50,000	\$263,880	\$248,018

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.