



**Address:** [2904 AVONHILL DR](#)  
**City:** ARLINGTON  
**Georeference:** 42340-1-9  
**Subdivision:** TORCH HOMES ADDITION  
**Neighborhood Code:** 1L030D

**Latitude:** 32.6974213474  
**Longitude:** -97.137034698  
**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 9  
**Jurisdictions:**  
CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)  
**State Code:** A  
**Year Built:** 1975  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$314,579  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03156419  
**Site Name:** TORCH HOMES ADDITION-1-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,886  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,625  
**Land Acres<sup>\*</sup>:** 0.1980  
**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:**  
HARLAN KRISHA RANAE  
**Primary Owner Address:**  
2904 AVONHILL DR  
ARLINGTON, TX 76015-2103

**Deed Date:** 6/16/2003  
**Deed Volume:** 0016849  
**Deed Page:** 0000009  
**Instrument:** 001684900000009

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARLAN GLEN G	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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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	\$256,954	\$57,625	\$314,579	\$305,804
2024	\$256,954	\$57,625	\$314,579	\$278,004
2023	\$259,248	\$60,000	\$319,248	\$252,731
2022	\$200,104	\$60,000	\$260,104	\$229,755
2021	\$177,712	\$50,000	\$227,712	\$208,868
2020	\$166,267	\$50,000	\$216,267	\$189,880

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

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- 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.