

# Georeference: 44043-A-14 Subdivision: TWIN CREEK ADDITION Neighborhood Code: 1L030P Googlet Mapd or type unknown

Address: 3920 TWIN CREEK DR

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

### **PROPERTY DATA**

Legal Description: TWIN CREEK ADDITION Block A Lot 14 Jurisdictions: CITY OF ARLINGTON (024) **TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)** ARLINGTON ISD (901) State Code: A Year Built: 1982 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$355,792 Protest Deadline Date: 5/24/2024

Site Number: 03199541 Site Name: TWIN CREEK ADDITION-A-14 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,073 Percent Complete: 100% Land Sqft\*: 8,611 Land Acres\*: 0.1976 Pool: N

#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

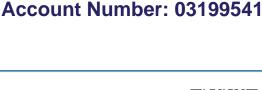
### **OWNER INFORMATION**

**Current Owner:** BREWSTER TERI A **BREWSTER STEPHEN** 

**Primary Owner Address:** 3920 TWIN CREEK DR ARLINGTON, TX 76015-4033

07-27-2025

Latitude: 32.6822610737 Longitude: -97.1464297813



**Tarrant Appraisal District** Property Information | PDF

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**TAD Map: 2108-368** MAPSCO: TAR-096J



Deed Date: 12/11/2008 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D208453395

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LOCATION

**City: ARLINGTON** 

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TORIAN TERI A	3/6/2003	00164880000429	0016488	0000429
SEC OF HUD	1/3/2003	00162750000507	0016275	0000507
GUARDIAN MORTGAGE COMPANY INC	11/5/2002	00161290000531	0016129	0000531
NERDEN EDWARD;NERDEN JANET NERDEN	3/24/2000	00142850000482	0014285	0000482
FERGUS DANNY SCOTT;FERGUS SUSAN	8/12/1997	00128800000167	0012880	0000167
FANNING MARK;FANNING PAULA LINDBLAD	12/23/1992	00108990001630	0010899	0001630
HATCH DILLARD H JR;HATCH NANCY J	2/1/1983	00074430001638	0007443	0001638
CREEL CONSTRUCTION C	1/28/1983	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$305,792	\$50,000	\$355,792	\$297,504
2024	\$305,792	\$50,000	\$355,792	\$270,458
2023	\$260,942	\$50,000	\$310,942	\$245,871
2022	\$213,532	\$50,000	\$263,532	\$223,519
2021	\$201,905	\$20,000	\$221,905	\$203,199
2020	\$190,059	\$20,000	\$210,059	\$184,726

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.