

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.

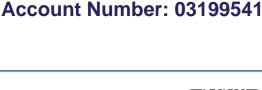
OWNER INFORMATION

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.