



Address: [4002 TWIN CREEK DR](#)
City: ARLINGTON
Georeference: 44043-A-19
Subdivision: TWIN CREEK ADDITION
Neighborhood Code: 1L030P

Latitude: 32.6812990228
Longitude: -97.1464486408
TAD Map: 2108-368
MAPSCO: TAR-096J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TWIN CREEK ADDITION Block
A Lot 19

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

State Code: A
Year Built: 1983
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$265,557
Protest Deadline Date: 5/24/2024

Site Number: 03199606
Site Name: TWIN CREEK ADDITION-A-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,328
Percent Complete: 100%
Land Sqft^{*}: 8,540
Land Acres^{*}: 0.1960
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:
HANKS BRUCE N
HANKS BETHANY
Primary Owner Address:
4002 TWIN CREEK DR
ARLINGTON, TX 76015-4035

Deed Date: 2/6/1984
Deed Volume: 0007736
Deed Page: 0000694
Instrument: 00077360000694

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERRY J ADAMS PROP INC	12/31/1900	0000000000000000	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 ⁺
2025	\$215,557	\$50,000	\$265,557	\$239,246
2024	\$215,557	\$50,000	\$265,557	\$217,496
2023	\$184,402	\$50,000	\$234,402	\$197,724
2022	\$151,472	\$50,000	\$201,472	\$179,749
2021	\$143,408	\$20,000	\$163,408	\$163,408
2020	\$135,194	\$20,000	\$155,194	\$150,422

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.