+++ Rounded.

Current Owner: TWINING STEVEN TWINING CARRIE

Primary Owner Address: 2307 NEWFOREST CT ARLINGTON, TX 76017

OWNER INFORMATION

07-04-2025

Address: 2307 NEWFOREST CT

City: ARLINGTON Georeference: 31225-G-4 Subdivision: OURO VERDE Neighborhood Code: 1L160D

Geoglet Mapd or type unknown

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

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

PROPERTY DATA

Legal Description: OURO VERDE Block G Lot 4 Jurisdictions: CITY OF ARLINGTON (024) **TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)** ARLINGTON ISD (901) State Code: A Year Built: 1986 Personal Property Account: N/A Agent: OWNWELL INC (12140) Protest Deadline Date: 5/24/2024

Site Number: 05598575 Site Name: OURO VERDE-G-4 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 3,866 Percent Complete: 100% Land Sqft*: 15,775 Land Acres*: 0.3621 Pool: Y

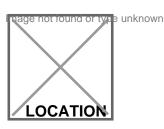
Page 1

Deed Date: 9/28/2021 **Deed Volume: Deed Page:** Instrument: D221283524

Tarrant Appraisal District Property Information | PDF Account Number: 05598575

Latitude: 32.6665216803 Longitude: -97.1470957666 TAD Map: 2108-360 MAPSCO: TAR-096S





Previous Owners	Date	Instrument	Deed Volume	Deed Page
VARGA MICHELLE;VARGA PAUL D	6/8/2005	D205166366	000000	0000000
TAYLOR HEIDI;TAYLOR LEONARD	5/20/1998	00132370000178	0013237	0000178
ELLER MARC	6/4/1997	00128270000178	0012827	0000178
ELLER MARC W;ELLER SHARON K	12/27/1990	00101360000672	0010136	0000672
JENKINS J S B;JENKINS SANDRA	9/19/1986	00086890002143	0008689	0002143
RICH-BILT HOMES INC	10/29/1985	00083530002037	0008353	0002037
OURO VERDE PH III INC	12/17/1984	00080340001643	0008034	0001643
PHILLIPS MARY E	1/1/1984	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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$479,590	\$119,000	\$598,590	\$598,590
2024	\$634,690	\$119,000	\$753,690	\$753,690
2023	\$530,000	\$119,000	\$649,000	\$649,000
2022	\$527,212	\$119,000	\$646,212	\$646,212
2021	\$406,544	\$119,000	\$525,544	\$525,544
2020	\$379,925	\$119,000	\$498,925	\$498,925

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

There are no exemptions for this property

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.