



**Address:** [3305 THORN HILL DR](#)  
**City:** ARLINGTON  
**Georeference:** 16265-B-7  
**Subdivision:** GREENBRIAR EST ADDITION-ARL  
**Neighborhood Code:** 1L120B

**Latitude:** 32.644959817  
**Longitude:** -97.1602598635  
**TAD Map:** 2102-356  
**MAPSCO:** TAR-109C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GREENBRIAR EST ADDITION-  
ARL Block B Lot 7

**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:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06068634

**Site Name:** GREENBRIAR EST ADDITION-ARL-B-7

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,046

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,066

**Land Acres<sup>\*</sup>:** 0.2081

**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:**

PHILLIPS KOLT

PHILLIPS HANNAH

**Primary Owner Address:**

3305 THORN HILL DR  
ARLINGTON, TX 76001

**Deed Date:** 3/7/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222061440](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRECKENRIDGE PROPERTY FUND 2016 LLC	8/27/2021	<a href="#">D221251743</a>		
MCBRIDE ANDREW L;MCBRIDE LAURA A	9/18/2015	<a href="#">D215214455</a>		
HERRERA;HERRERA ALBERTO III	3/15/2004	<a href="#">D204092130</a>	0000000	0000000
GUTIERREZ LESTER II;GUTIERREZ LIND	10/27/1999	00140870000454	0014087	0000454
DANFORD CHRISTOPHER;DANFORD ROBI	1/29/1987	00088300001276	0008830	0001276
CASSOL-GIESSNER JV	8/5/1986	00086390000386	0008639	0000386
GREENBRIAR ESTATES JV	1/1/1986	00000000000000	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 <sup>+</sup>
2025	\$307,617	\$58,066	\$365,683	\$365,683
2024	\$307,617	\$58,066	\$365,683	\$365,683
2023	\$294,076	\$55,000	\$349,076	\$349,076
2022	\$245,443	\$55,000	\$300,443	\$300,443
2021	\$194,171	\$55,000	\$249,171	\$249,171
2020	\$184,911	\$55,000	\$239,911	\$239,911

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.