



Address: [2703 SKY RIDGE RD](#)
City: ARLINGTON
Georeference: 44058-1-3-70
Subdivision: TWIN HILLS
Neighborhood Code: 1M010H

Latitude: 32.6258452092
Longitude: -97.1544188247
TAD Map: 2102-348
MAPSCO: TAR-109R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TWIN HILLS Block 1 Lot 3

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

State Code: A

Year Built: 2017

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 800003158
Site Name: TWIN HILLS Block 1 Lot 3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,345
Percent Complete: 100%
Land Sqft^{*}: 7,187
Land Acres^{*}: 0.1650
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:

PHAN JOHNNY
DINH CATHERINE

Primary Owner Address:

2703 SKY RIDGE RD
ARLINGTON, TX 76001

Deed Date: 4/5/2018
Deed Volume:
Deed Page:
Instrument: [D218073360](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	6/6/2017	D217128248		
DFD TWIN HILLS LP	12/1/2014	D214228997		



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	\$415,134	\$75,000	\$490,134	\$490,134
2024	\$415,134	\$75,000	\$490,134	\$490,134
2023	\$458,196	\$75,000	\$533,196	\$511,104
2022	\$420,345	\$75,000	\$495,345	\$464,640
2021	\$347,400	\$75,000	\$422,400	\$422,400
2020	\$314,552	\$75,000	\$389,552	\$389,552

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.