



Address: [2711 TWIN RIDGE DR](#)
City: ARLINGTON
Georeference: 44058-1-13-70
Subdivision: TWIN HILLS
Neighborhood Code: 1M010H

Latitude: 32.6266947368
Longitude: -97.1560358627
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 13

Jurisdictions:

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

State Code: A

Year Built: 2016

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800003168
Site Name: TWIN HILLS Block 1 Lot 13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,123
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:
CUSHMAN DANNY & PATRICIA REVOCABLE TRUST
Primary Owner Address:
2711 TWIN RIDGE DR
ARLINGTON, TX 76001

Deed Date: 11/8/2016
Deed Volume:
Deed Page:
Instrument: [D216264164](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	10/13/2015	D215234198		
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	\$362,798	\$75,000	\$437,798	\$437,798
2024	\$362,798	\$75,000	\$437,798	\$437,209
2023	\$366,908	\$75,000	\$441,908	\$397,463
2022	\$305,549	\$75,000	\$380,549	\$361,330
2021	\$253,482	\$75,000	\$328,482	\$328,482
2020	\$230,044	\$75,000	\$305,044	\$305,044

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.