



Address: [2817 TWIN RIDGE DR](#)
City: ARLINGTON
Georeference: 44058-1-21-70
Subdivision: TWIN HILLS
Neighborhood Code: 1M010H

Latitude: 32.6267120113
Longitude: -97.1575957785
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 21

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: 800003176
Site Name: TWIN HILLS Block 1 Lot 21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,882
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:

THOMAS CARLOS LAMONT
THOMAS ANGELA MICHELE

Primary Owner Address:

2817 TWIN RIDGE DR
ARLINGTON, TX 76001

Deed Date: 9/24/2021
Deed Volume:
Deed Page:
Instrument: [D221284791](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCALLUM STUART J	1/27/2017	D217022134		
HMH LIFESTYLES	5/2/2016	D216093058		
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	\$412,623	\$75,000	\$487,623	\$487,623
2024	\$412,623	\$75,000	\$487,623	\$487,623
2023	\$435,562	\$75,000	\$510,562	\$492,789
2022	\$372,990	\$75,000	\$447,990	\$447,990
2021	\$309,194	\$75,000	\$384,194	\$384,194
2020	\$280,471	\$75,000	\$355,471	\$355,471

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.