



**Address:** [2704 SKY RIDGE RD](#)  
**City:** ARLINGTON  
**Georeference:** 44058-2-4-70  
**Subdivision:** TWIN HILLS  
**Neighborhood Code:** 1M010H

**Latitude:** 32.6253546364  
**Longitude:** -97.1546408651  
**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 2 Lot 4

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$536,211

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

**Site Number:** 800003183

**Site Name:** TWIN HILLS Block 2 Lot 4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,026

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,230

**Land Acres<sup>\*</sup>:** 0.1660

**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:**

ALVARADO DANIEL  
ALVARADO LESSIE

**Primary Owner Address:**

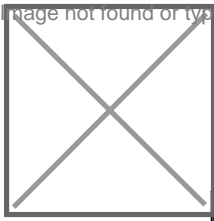
2704 SKY RIDGE RD  
ARLINGTON, TX 76016

**Deed Date:** 11/7/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218248755](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
J HOUSTON HOMES LLC	4/28/2017	<a href="#">D217099060</a>		
DFD TWIN HILLS LP	12/1/2014	<a href="#">D214228997</a>		

## 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	\$461,211	\$75,000	\$536,211	\$536,211
2024	\$461,211	\$75,000	\$536,211	\$527,240
2023	\$466,464	\$75,000	\$541,464	\$479,309
2022	\$387,841	\$75,000	\$462,841	\$435,735
2021	\$321,123	\$75,000	\$396,123	\$396,123
2020	\$291,082	\$75,000	\$366,082	\$366,082

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.