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Address: [2814 DIAMOND RIDGE DR](#)
City: ARLINGTON
Georeference: 44058-2-15-70
Subdivision: TWIN HILLS
Neighborhood Code: 1M010H

Latitude: 32.6254156817
Longitude: -97.1570316999
TAD Map: 2102-348
MAPSCO: TAR-109R



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

PROPERTY DATA

Legal Description: TWIN HILLS Block 2 Lot 15

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

Notice Sent Date: 4/15/2025

Notice Value: \$573,104

Protest Deadline Date: 5/24/2024

Site Number: 800003194

Site Name: TWIN HILLS Block 2 Lot 15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,336

Percent Complete: 100%

Land Sqft^{*}: 8,189

Land Acres^{*}: 0.1880

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:

WASHINGTON RACHAELL Y
WASHINGTON FLOYD III

Primary Owner Address:

2814 DIAMOND RIDGE DR
ARLINGTON, TX 76001

Deed Date: 2/9/2017

Deed Volume:

Deed Page:

Instrument: [D217032624](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES L.P.	6/27/2016	D216141805		
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	\$498,104	\$75,000	\$573,104	\$573,104
2024	\$498,104	\$75,000	\$573,104	\$559,975
2023	\$503,812	\$75,000	\$578,812	\$509,068
2022	\$418,290	\$75,000	\$493,290	\$462,789
2021	\$345,717	\$75,000	\$420,717	\$420,717
2020	\$313,038	\$75,000	\$388,038	\$388,038

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.