



**Address:** [2825 SPIRIT WOODS LN](#)  
**City:** ARLINGTON  
**Georeference:** 44058-4-26  
**Subdivision:** TWIN HILLS  
**Neighborhood Code:** 1M010Y

**Latitude:** 32.6277542423  
**Longitude:** -97.1587079782  
**TAD Map:** 2102-348  
**MAPSCO:** TAR-109M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TWIN HILLS Block 4 Lot 26

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2019

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800028173  
**Site Name:** TWIN HILLS 4 26  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,865  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,200  
**Land Acres<sup>\*</sup>:** 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:**

SPIRES LIVING TRUST

**Primary Owner Address:**

2825 SPIRIT WOODS LN  
ARLINGTON, TX 76001

**Deed Date:** 1/20/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222023651](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPIRES JAMES HOWARD;SPIRES LINDA FAYE	4/28/2020	<a href="#">D220097035</a>		
HMH LIFESTYLES LP	8/27/2019	<a href="#">D219195302</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	\$323,794	\$75,000	\$398,794	\$398,794
2024	\$323,794	\$75,000	\$398,794	\$398,794
2023	\$342,753	\$75,000	\$417,753	\$417,753
2022	\$254,201	\$75,000	\$329,201	\$329,201
2021	\$238,126	\$75,000	\$313,126	\$313,126
2020	\$126,784	\$75,000	\$201,784	\$201,784

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

There are no exemptions for this property

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.