



Address: [2814 GRAND LOOKOUT LN](#)
City: ARLINGTON
Georeference: 44058-5-8
Subdivision: TWIN HILLS
Neighborhood Code: 1M010Y

Latitude: 32.6288796591
Longitude: -97.157999979
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 5 Lot 8

Jurisdictions:

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

State Code: A

Year Built: 2021

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$447,858

Protest Deadline Date: 5/24/2024

Site Number: 800053576
Site Name: TWIN HILLS 5 8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,504
Percent Complete: 100%
Land Sqft^{*}: 7,200
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:

TRAN DANIEL DAN KHOA
DO THI KIM PHUONG

Primary Owner Address:

2814 GRAND LOOKOUT LN
ARLINGTON, TX 76001

Deed Date: 11/20/2021
Deed Volume:
Deed Page:
Instrument: [D221331579](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	4/26/2021	D221118679		



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	\$372,858	\$75,000	\$447,858	\$447,858
2024	\$372,858	\$75,000	\$447,858	\$444,532
2023	\$394,766	\$75,000	\$469,766	\$404,120
2022	\$292,382	\$75,000	\$367,382	\$367,382
2021	\$0	\$52,500	\$52,500	\$52,500
0	\$0	\$0	\$0	\$0

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.