



**Address:** [3107 REGAL DR](#)  
**City:** ARLINGTON  
**Georeference:** 30675-2A-3R  
**Subdivision:** OAK RIDGE ESTATES (ARLINGTON)  
**Neighborhood Code:** 1L060Y

**Latitude:** 32.6945145743  
**Longitude:** -97.1994423384  
**TAD Map:** 2090-372  
**MAPSCO:** TAR-094C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK RIDGE ESTATES  
(ARLINGTON) Block 2A Lot 3R

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1992

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02034883

**Site Name:** OAK RIDGE ESTATES (ARLINGTON)-2A-3R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,176

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,500

**Land Acres<sup>\*</sup>:** 0.2869

**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:**

RICE GARRICK ALLEN  
O'DWYER MEGHAN TAYLOR

**Primary Owner Address:**

3107 REGAL DR  
ARLINGTON, TX 76016

**Deed Date:** 4/20/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223067728](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PICKNEY DAVID;PICKNEY NATALIE	1/15/2015	<a href="#">D215010238</a>		
FERGUSON ADRIENNE	1/7/2015	<a href="#">D215010237</a>		
FERGUSON CLINTON III	7/10/2009	<a href="#">D209190903</a>	0000000	0000000
SOLTZ MARY A;SOLTZ NED J	7/2/2001	00150100000082	0015010	0000082
PETERS BILLY G;PETERS KIMBERLY	3/15/1996	00123000000216	0012300	0000216
JOHNSON JAMES;JOHNSON JEANINE	5/29/1992	00106610002049	0010661	0002049
FIRST GIBRALTAR BANK	3/13/1989	00890490000909	0089049	0000909
KILLEEN SAVINGS & LOAN ASSN	11/1/1988	00094200001234	0009420	0001234
MEADOW CREEK DEVELOPMENT CORP	12/31/1900	00000000000000	0000000	0000000

## 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	\$422,611	\$75,000	\$497,611	\$497,611
2024	\$422,611	\$75,000	\$497,611	\$497,611
2023	\$381,884	\$70,000	\$451,884	\$383,655
2022	\$325,333	\$70,000	\$395,333	\$348,777
2021	\$247,070	\$70,000	\$317,070	\$317,070
2020	\$254,408	\$70,000	\$324,408	\$319,535

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.