



Address: [2501 CANYON RIDGE CT](#)
City: ARLINGTON
Georeference: 34485-1-1
Subdivision: RIVER BEND ADDITION
Neighborhood Code: 1X130J

Latitude: 32.774680164
Longitude: -97.0887820279
TAD Map: 2126-400
MAPSCO: TAR-069Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER BEND ADDITION Block 1
Lot 1

Jurisdictions:

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

State Code: A

Year Built: 1991

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02446901

Site Name: RIVER BEND ADDITION-1-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,130

Percent Complete: 100%

Land Sqft^{*}: 22,400

Land Acres^{*}: 0.5142

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

COLLINS JOHN C
COLLINS REBECCA F

Primary Owner Address:

2501 CANYON RIDGE CT
ARLINGTON, TX 76006-4001

Deed Date: 6/8/2000

Deed Volume: 0014385

Deed Page: 0000334

Instrument: 00143850000334

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DODDS KAREL L	11/10/1995	00121720000861	0012172	0000861
DODDS JAY D;DODDS KAREL L	10/30/1992	00108740001268	0010874	0001268
STRUHS-PARKER DEV CORP	7/26/1991	00103470000026	0010347	0000026
HOWELL JAY ETAL	7/9/1987	00090070002365	0009007	0002365
SARGENT PROPERTIES INC	1/26/1983	00000000000000	0000000	0000000
SARGENT PROPERTIES INC	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 ⁺
2025	\$493,263	\$114,800	\$608,063	\$608,063
2024	\$493,263	\$114,800	\$608,063	\$608,063
2023	\$510,160	\$114,800	\$624,960	\$581,086
2022	\$468,199	\$85,000	\$553,199	\$528,260
2021	\$395,236	\$85,000	\$480,236	\$480,236
2020	\$366,764	\$85,000	\$451,764	\$451,764

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.