



Address: [2503 CANYON RIDGE CT](#)
City: ARLINGTON
Georeference: 34485-1-2
Subdivision: RIVER BEND ADDITION
Neighborhood Code: 1X130J

Latitude: 32.7750170409
Longitude: -97.0887227922
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 2

Jurisdictions:

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

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02446928

Site Name: RIVER BEND ADDITION-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,677

Percent Complete: 100%

Land Sqft^{*}: 16,827

Land Acres^{*}: 0.3862

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:

FONTAO ANIMA MARIA D
ROLDAN CASTANEDA JESUS ALFONSO

Primary Owner Address:

2503 CANYON RIDGE CT
ARLINGTON, TX 76006

Deed Date: 11/22/2021

Deed Volume:

Deed Page:

Instrument: [D221344497](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HINTON RICHARD DELANEY	5/9/2021	D220030739		
HINTON MARY E	4/6/2019	D219267459		
HINTON DELANEY L	3/12/1984	00077730002055	0007773	0002055
ADAMS HOMES INC	12/31/1900	000000000000000	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	\$308,346	\$103,654	\$412,000	\$412,000
2024	\$393,346	\$103,654	\$497,000	\$497,000
2023	\$429,639	\$103,654	\$533,293	\$496,279
2022	\$366,163	\$85,000	\$451,163	\$451,163
2021	\$300,000	\$85,000	\$385,000	\$385,000
2020	\$300,000	\$85,000	\$385,000	\$385,000

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.