



Address: [2516 CANYON RIDGE CT](#)
City: ARLINGTON
Georeference: 34485-1-9R
Subdivision: RIVER BEND ADDITION
Neighborhood Code: 1X130J

Latitude: 32.776219852
Longitude: -97.0903260017
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 9R

Jurisdictions:

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

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02446995

Site Name: RIVER BEND ADDITION-1-9R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,417

Percent Complete: 100%

Land Sqft^{*}: 7,742

Land Acres^{*}: 0.1777

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:

VOISE ROLAND

VOISE SUSAN

Primary Owner Address:

2516 CANYON RIDGE CT
ARLINGTON, TX 76006-4039

Deed Date: 3/26/2003

Deed Volume: 0016527

Deed Page: 0000314

Instrument: 00165270000314

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VOISE ROLAND R;VOISE SUSAN C	3/20/2003	00165110000166	0016511	0000166
VOISE ROLAND;VOISE SUSAN C	5/10/2001	00148910000125	0014891	0000125
VOISE ROLAND;VOISE SUSAN EHIL	7/9/1985	00082380002125	0008238	0002125
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	\$461,823	\$85,484	\$547,307	\$547,307
2024	\$461,823	\$85,484	\$547,307	\$547,307
2023	\$476,170	\$85,484	\$561,654	\$522,360
2022	\$435,703	\$85,000	\$520,703	\$474,873
2021	\$367,964	\$85,000	\$452,964	\$431,703
2020	\$307,457	\$85,000	\$392,457	\$392,457

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.