



Address: [2512 CANYON RIDGE CT](#)
City: ARLINGTON
Georeference: 34485-1-10R
Subdivision: RIVER BEND ADDITION
Neighborhood Code: 1X130J

Latitude: 32.7757936886
Longitude: -97.0902920759
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 10R

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: 02447002
Site Name: RIVER BEND ADDITION-1-10R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,244
Percent Complete: 100%
Land Sqft^{*}: 15,048
Land Acres^{*}: 0.3454
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:
WHITE RONALD
WHITE ANN
Primary Owner Address:
2512 CANYON RIDGE CT
ARLINGTON, TX 76006-4039

Deed Date: 1/16/1986
Deed Volume: 0008431
Deed Page: 0001251
Instrument: 00084310001251

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LONG DANA S;LONG MICHAEL R	8/17/1984	00079270001751	0007927	0001751
SARGENT PROPERTIES INC	12/31/1900	0000000000000000	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	\$433,049	\$100,096	\$533,145	\$533,145
2024	\$433,049	\$100,096	\$533,145	\$533,145
2023	\$446,678	\$100,096	\$546,774	\$493,479
2022	\$407,608	\$85,000	\$492,608	\$448,617
2021	\$343,030	\$85,000	\$428,030	\$407,834
2020	\$285,758	\$85,000	\$370,758	\$370,758

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.