



Address: [2706 RIDGE TOP LN](#)
City: ARLINGTON
Georeference: 37935-11-12
Subdivision: SHADOW RIDGE ADDITION
Neighborhood Code: 1X130F

Latitude: 32.7826404378
Longitude: -97.0728579014
TAD Map: 2126-404
MAPSCO: TAR-070J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHADOW RIDGE ADDITION
Block 11 Lot 12

Jurisdictions:

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

State Code: A

Year Built: 1980

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

Protest Deadline Date: 7/12/2024

Site Number: 02708825

Site Name: SHADOW RIDGE ADDITION-11-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,659

Percent Complete: 100%

Land Sqft^{*}: 9,600

Land Acres^{*}: 0.2203

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:

VISARRIAGAS REYNALDO JOSE
KILLINGSWORTH DIANA E

Primary Owner Address:

2706 RIDGE TOP LN
ARLINGTON, TX 76006-2728

Deed Date: 7/2/2018

Deed Volume:

Deed Page:

Instrument: [D218175922](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCFALLS JAMES;MCFALLS SYLVIA J	6/26/2003	00168860000015	0016886	0000015
KUNKLE DAVID MICHAEL	5/20/1988	00092750001913	0009275	0001913
KUNKLE DAVID M;KUNKLE DEBRA	6/28/1985	00082280000126	0008228	0000126
M B MGMT INVESTMENT SERVICES	4/13/1984	00077990000244	0007799	0000244
DRISKELL LUMBER CO 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	\$280,896	\$100,000	\$380,896	\$380,896
2024	\$280,896	\$100,000	\$380,896	\$380,896
2023	\$330,455	\$100,000	\$430,455	\$430,455
2022	\$230,000	\$100,000	\$330,000	\$330,000
2021	\$230,000	\$100,000	\$330,000	\$330,000
2020	\$230,000	\$100,000	\$330,000	\$330,000

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

There are no exemptions for this property

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.