



Address: [2106 VISTA RIDGE CT](#)
City: ARLINGTON
Georeference: 44717-1-1
Subdivision: VILLA VISTA ADDITION
Neighborhood Code: 1L070C

Latitude: 32.7118454852
Longitude: -97.1943081809
TAD Map: 2090-380
MAPSCO: TAR-080V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLA VISTA 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: 1994

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$782,075

Protest Deadline Date: 5/24/2024

Site Number: 03274489

Site Name: VILLA VISTA ADDITION-1-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,386

Percent Complete: 100%

Land Sqft^{*}: 12,210

Land Acres^{*}: 0.2803

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KHATIB NABIL A

Primary Owner Address:

2106 VISTA RIDGE CT
ARLINGTON, TX 76013-5246

Deed Date: 11/11/1998

Deed Volume: 0013515

Deed Page: 0000395

Instrument: 00135150000395

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MASA PROPERTIES INC	5/4/1998	00132250000475	0013225	0000475
HAYEK FALAK S	2/7/1995	00118770001587	0011877	0001587
MYART HOMES INC	5/28/1994	00116010001232	0011601	0001232
MYART HOMES INC	5/27/1994	00116010001232	0011601	0001232
SHORT GERALDINE;SHORT WM L	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	\$682,075	\$100,000	\$782,075	\$782,075
2024	\$682,075	\$100,000	\$782,075	\$732,195
2023	\$658,415	\$100,000	\$758,415	\$665,632
2022	\$505,120	\$100,000	\$605,120	\$605,120
2021	\$539,112	\$80,000	\$619,112	\$594,034
2020	\$460,031	\$80,000	\$540,031	\$540,031

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.