



Address: [2205 RIVER RIDGE RD](#)
City: ARLINGTON
Georeference: 47265-1-14
Subdivision: WIMBLEDON ADDITION
Neighborhood Code: 1L160G

Latitude: 32.6667523276
Longitude: -97.1447398231
TAD Map: 2108-360
MAPSCO: TAR-096S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WIMBLEDON ADDITION Block 1
Lot 14

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

State Code: A

Year Built: 1975

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 03558347
Site Name: WIMBLEDON ADDITION-1-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,509
Percent Complete: 100%
Land Sqft^{*}: 35,400
Land Acres^{*}: 0.8126
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:
EMRICH PHILIP
Primary Owner Address:
2205 RIVER RIDGE RD
ARLINGTON, TX 76017

Deed Date: 4/22/2021
Deed Volume:
Deed Page:
Instrument: [D221144543](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EMRICH PHILIP	9/14/2020	D220232270		
EMRICH PHILIP 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	\$375,859	\$86,400	\$462,259	\$462,259
2024	\$375,859	\$86,400	\$462,259	\$462,259
2023	\$387,558	\$86,400	\$473,958	\$451,601
2022	\$359,003	\$86,400	\$445,403	\$410,546
2021	\$297,624	\$75,600	\$373,224	\$373,224
2020	\$300,211	\$75,600	\$375,811	\$375,811

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.