



Address: [2607 FOREST RIDGE CT](#)
City: ARLINGTON
Georeference: 32655-2-14
Subdivision: PLEASANT RIDGE ESTATES
Neighborhood Code: 1L010A

Latitude: 32.6758420623
Longitude: -97.1527836042
TAD Map: 2102-364
MAPSCO: TAR-095R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PLEASANT RIDGE ESTATES
Block 2 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: 1984

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05195926

Site Name: PLEASANT RIDGE ESTATES-2-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,428

Percent Complete: 100%

Land Sqft^{*}: 7,876

Land Acres^{*}: 0.1808

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:

CHHAY RENTAL PROPERTIES LLC SERIES 2607 FOREST RIDGE COURT

Primary Owner Address:

3521 OMAR LN
PLANO, TX 75023

Deed Date: 4/17/2025

Deed Volume:

Deed Page:

Instrument: [D225067811](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHHAY SIVANTHA	7/22/2009	D209208607	0000000	0000000
ARCH BAY HOLDINGS LLC/2008B	6/2/2009	D209208606	0000000	0000000
ARCH BAY HOLDINGS LLC/2008A	4/7/2009	D209096833	0000000	0000000
SMITH MARY	12/15/2005	D206026437	0000000	0000000
GAMMON BRUCE D;GAMMON JANET F	4/30/1992	00106210000439	0010621	0000439
CHRISTIE RAE;CHRISTIE RONALD E	8/20/1989	00096800001058	0009680	0001058
PEZZOTTI ANNETTE;PEZZOTTI DAN S	3/25/1985	00081280001283	0008128	0001283
CENTENNIAL HOMES 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	\$226,124	\$56,876	\$283,000	\$283,000
2024	\$226,124	\$56,876	\$283,000	\$283,000
2023	\$237,000	\$50,000	\$287,000	\$287,000
2022	\$192,000	\$50,000	\$242,000	\$242,000
2021	\$138,000	\$45,000	\$183,000	\$183,000
2020	\$138,000	\$45,000	\$183,000	\$183,000

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.