



**Address:** [2216 RIVER RIDGE RD](#)  
**City:** ARLINGTON  
**Georeference:** 31225-F-1  
**Subdivision:** OURO VERDE  
**Neighborhood Code:** 1L160D

**Latitude:** 32.6658587124  
**Longitude:** -97.145665786  
**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:** OURO VERDE Block F 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:** 1993

**Personal Property Account:** N/A

**Agent:** PEYCO SOUTHWEST REALTY INC (00506)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$772,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05598524

**Site Name:** OURO VERDE-F-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,507

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,544

**Land Acres<sup>\*</sup>:** 0.2420

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SHROYER JOHN  
SHROYER DEBBIE M

**Primary Owner Address:**

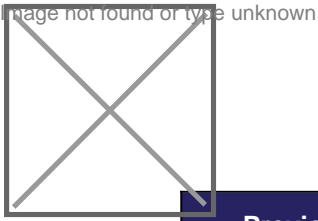
2216 RIVER RIDGE RD  
ARLINGTON, TX 76017-2632

**Deed Date:** 4/13/1990

**Deed Volume:** 0009904

**Deed Page:** 0000041

**Instrument:** 00099040000041



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OURO VERDE PH III INC	12/17/1984	00080340001643	0008034	0001643
PHILLIPS MARY E	1/1/1984	000000000000000	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 <sup>+</sup>
2025	\$570,000	\$140,000	\$710,000	\$710,000
2024	\$632,000	\$140,000	\$772,000	\$686,594
2023	\$602,000	\$140,000	\$742,000	\$624,176
2022	\$535,000	\$140,000	\$675,000	\$567,433
2021	\$450,000	\$100,000	\$550,000	\$515,848
2020	\$433,953	\$35,000	\$468,953	\$468,953

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.