



**Address:** [2215 RIVER RIDGE RD](#)  
**City:** ARLINGTON  
**Georeference:** 31225-G-1  
**Subdivision:** OURO VERDE  
**Neighborhood Code:** 1L160D

**Latitude:** 32.6665141849  
**Longitude:** -97.1456660149  
**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 G 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:** 1989

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$808,032

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

**Site Number:** 05598532

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

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,324

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 30,329

**Land Acres<sup>\*</sup>:** 0.6962

**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:**

CARMAN TIMOTHY L  
CARMAN BONNIE

**Primary Owner Address:**

2215 RIVER RIDGE RD  
ARLINGTON, TX 76017-2631

**Deed Date:** 4/18/1989

**Deed Volume:** 0009573

**Deed Page:** 0001646

**Instrument:** 00095730001646

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DORRIS JAMES T;DORRIS LILLIAN R	10/15/1986	00090880000560	0009088	0000560
RICH-BILT HOMES INC	10/29/1985	00083530002037	0008353	0002037
OURO VERDE PH III INC	12/17/1984	00080340001643	0008034	0001643
PHILLIPS MARY E	1/1/1984	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 <sup>+</sup>
2025	\$682,032	\$126,000	\$808,032	\$808,032
2024	\$682,032	\$126,000	\$808,032	\$736,842
2023	\$634,905	\$126,000	\$760,905	\$669,856
2022	\$533,846	\$126,000	\$659,846	\$608,960
2021	\$427,600	\$126,000	\$553,600	\$553,600
2020	\$429,357	\$124,243	\$553,600	\$553,600

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.