



Address: [2316 RIVER RIDGE RD](#)

City: ARLINGTON

Georeference: 9623-1-25

Subdivision: DEERWOOD PARK ADDITION

Neighborhood Code: 1L160D

Latitude: 32.6638232921

Longitude: -97.1463929541

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: DEERWOOD PARK ADDITION

Block 1 Lot 25

Jurisdictions:

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A

Year Built: 1987

Personal Property Account: N/A

Agent: HEGWOOD GROUP (00813)

Notice Sent Date: 4/15/2025

Notice Value: \$875,265

Protest Deadline Date: 5/24/2024

Site Number: 05830400

Site Name: DEERWOOD PARK ADDITION-1-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,541

Percent Complete: 100%

Land Sqft^{*}: 19,861

Land Acres^{*}: 0.4559

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SHADDEL SIAVASH

SHADDEL FARIBA

Primary Owner Address:

2316 RIVER RIDGE RD

ARLINGTON, TX 76017-3711

Deed Date: 4/1/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204102069](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VAUGHN MICHAEL A	2/19/2004	D204061197	0000000	0000000
VAUGHN DORIS J;VAUGHN MICHAEL A	10/12/1999	00140540000612	0014054	0000612
BURK GLADYS;BURK RICHARD W	7/9/1986	00086060001896	0008606	0001896
OURO VERDE PH III INC	12/17/1984	00080340001643	0008034	0001643

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	\$720,000	\$140,000	\$860,000	\$860,000
2024	\$735,265	\$140,000	\$875,265	\$851,840
2023	\$726,000	\$140,000	\$866,000	\$774,400
2022	\$610,000	\$140,000	\$750,000	\$704,000
2021	\$500,000	\$140,000	\$640,000	\$640,000
2020	\$490,000	\$140,000	\$630,000	\$630,000

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

- 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.