



**Address:** [2314 RIVER RIDGE RD](#)

**City:** ARLINGTON

**Georeference:** 9623-1-26

**Subdivision:** DEERWOOD PARK ADDITION

**Neighborhood Code:** 1L160D

**Latitude:** 32.664112038

**Longitude:** -97.146374107

**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 26

**Jurisdictions:**

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1986

**Personal Property Account:** N/A

**Agent:** UPTG (00670)

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

**Notice Value:** \$699,000

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

**Site Number:** 05830419

**Site Name:** DEERWOOD PARK ADDITION-1-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,606

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,845

**Land Acres<sup>\*</sup>:** 0.3867

**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:**

ROACH MICHAEL L

ROACH DEBBRA L

**Primary Owner Address:**

2314 RIVER RIDGE RD

ARLINGTON, TX 76017-3711

**Deed Date:** 7/27/2000

**Deed Volume:** 0014451

**Deed Page:** 0000075

**Instrument:** 00144510000075

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SLATAPER MIKE;SLATAPER SHIRLEY	7/9/1986	00086060001908	0008606	0001908
RICH-BILT HOMES INC	7/8/1986	00086040001448	0008604	0001448
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 <sup>+</sup>
2025	\$559,000	\$140,000	\$699,000	\$699,000
2024	\$559,000	\$140,000	\$699,000	\$645,990
2023	\$538,675	\$140,000	\$678,675	\$587,264
2022	\$433,506	\$140,000	\$573,506	\$533,876
2021	\$345,342	\$140,000	\$485,342	\$485,342
2020	\$363,376	\$140,000	\$503,376	\$503,376

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.