



Address: [2302 RIVER RIDGE RD](#)

City: ARLINGTON

Georeference: 9623-1-30

Subdivision: DEERWOOD PARK ADDITION

Neighborhood Code: 1L160D

Latitude: 32.6653327088

Longitude: -97.1463034737

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 30

Jurisdictions:

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A

Year Built: 1997

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$860,887

Protest Deadline Date: 5/24/2024

Site Number: 05830435

Site Name: DEERWOOD PARK ADDITION-1-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,068

Percent Complete: 100%

Land Sqft^{*}: 13,480

Land Acres^{*}: 0.3094

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:

RYAN GREG

RYAN ROBIN

Primary Owner Address:

2302 RIVER RIDGE RD

ARLINGTON, TX 76017-3711

Deed Date: 5/1/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209119676](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURNETT JAMES W;BURNETT KAREN S	5/14/2004	D204153029	0000000	0000000
TYE CHARLES W;TYE SANDRA S	2/15/2002	00154910000155	0015491	0000155
ANDERSON PAMELA	11/7/1996	00125760001345	0012576	0001345
HILL JACK T;HILL MARY E	1/24/1996	00122410000410	0012241	0000410
PLUMP Nanci L JOHNSON	1/12/1990	00098180000036	0009818	0000036
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	\$720,887	\$140,000	\$860,887	\$860,887
2024	\$720,887	\$140,000	\$860,887	\$834,800
2023	\$627,000	\$140,000	\$767,000	\$758,909
2022	\$562,002	\$140,000	\$702,002	\$689,917
2021	\$487,197	\$140,000	\$627,197	\$627,197
2020	\$434,493	\$140,000	\$574,493	\$574,493

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.