



Address: [2659 HIDDEN RIDGE DR](#)
City: ARLINGTON
Georeference: 30364C--14
Subdivision: OAK CANYON
Neighborhood Code: 1X130K

Latitude: 32.7786228568
Longitude: -97.0871823443
TAD Map: 2126-404
MAPSCO: TAR-069Q



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: OAK CANYON Lot 14 & PART OF COMMON AREA

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1988

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06201679

Site Name: OAK CANYON-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,659

Percent Complete: 100%

Land Sqft^{*}: 5,388

Land Acres^{*}: 0.1236

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:

KITAKIS KEVIN J

Primary Owner Address:

2659 HIDDEN RIDGE DR
ARLINGTON, TX 76006

Deed Date: 9/9/2020

Deed Volume:

Deed Page:

Instrument: [D220229013](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SULLIVAN RUTH W;SULLIVAN TIMOTHY H	10/16/2015	D215237206		
TOTA MARIO	9/18/2013	D213253536	0000000	0000000
AMERICAN AIRLINES FCU	12/28/2012	D212315863	0000000	0000000
JESUS JUAN DE	10/27/2004	D204338473	0000000	0000000
REISHUS HARALD;REISHUS MARK	5/15/2003	00167270000070	0016727	0000070
SANDERS BILLY G	6/18/1999	00141870000122	0014187	0000122
SANDERS BILLY G;SANDERS MARI EST	10/25/1988	00094240001019	0009424	0001019
CATALYST VENTURE INC	5/13/1988	00092810000552	0009281	0000552
NORTH CAROLINA SAV & LOAN	1/1/1987	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 ⁺
2025	\$354,242	\$60,000	\$414,242	\$414,242
2024	\$354,242	\$60,000	\$414,242	\$414,242
2023	\$356,836	\$60,000	\$416,836	\$378,743
2022	\$318,639	\$60,000	\$378,639	\$344,312
2021	\$253,011	\$60,000	\$313,011	\$313,011
2020	\$220,138	\$60,000	\$280,138	\$280,138

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.