



**Address:** [2675 HIDDEN RIDGE DR](#)  
**City:** ARLINGTON  
**Georeference:** 30364C--17  
**Subdivision:** OAK CANYON  
**Neighborhood Code:** 1X130K

**Latitude:** 32.7788341708  
**Longitude:** -97.0877967496  
**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 17 & 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:** CHANDLER CROUCH (11730)

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

**Site Number:** 06201709

**Site Name:** OAK CANYON-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,976

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,950

**Land Acres<sup>\*</sup>:** 0.1365

**Pool:** N

<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:**

WAI YEE SUN DAVID

WAI DORIS

**Primary Owner Address:**

2675 HIDDEN RIDGE DR  
ARLINGTON, TX 76006-4013

**Deed Date:** 1/7/2002

**Deed Volume:** 0015495

**Deed Page:** 0000076

**Instrument:** 00154950000076

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAI DORIS	1/29/1991	00101660002064	0010166	0002064
NORTH CAROLINA S&L ASSN	6/5/1990	00099430001801	0009943	0001801
CVI CUSTOM HOMES	12/30/1987	00091560001492	0009156	0001492
NORTH CAROLINA SAV & LOAN	1/1/1987	000000000000000	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	\$241,614	\$60,000	\$301,614	\$301,614
2024	\$241,614	\$60,000	\$301,614	\$301,614
2023	\$274,607	\$60,000	\$334,607	\$315,575
2022	\$247,145	\$60,000	\$307,145	\$286,886
2021	\$200,805	\$60,000	\$260,805	\$260,805
2020	\$202,373	\$60,000	\$262,373	\$262,373

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.