



Image not found or type unknown

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



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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⁺⁺⁺: 1,976

Percent Complete: 100%

Land Sqft^{*}: 5,950

Land Acres^{*}: 0.1365

Pool: N

+++ Rounded.

* 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:

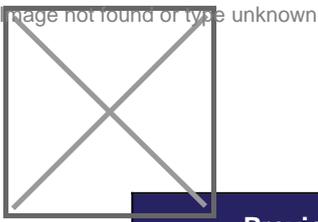
2675 HIDDEN RIDGE DR
ARLINGTON, TX 76006-4013

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	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	\$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.