



Address: [2606 GARDEN RIDGE LN](#)
City: ARLINGTON
Georeference: 30364C--23R
Subdivision: OAK CANYON
Neighborhood Code: 1X130K

Latitude: 32.7763342942
Longitude: -97.0879175015
TAD Map: 2126-400
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 23R & 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: 1992

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06201776

Site Name: OAK CANYON-23R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,680

Percent Complete: 100%

Land Sqft^{*}: 8,015

Land Acres^{*}: 0.1839

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:

BENAVIDES NANCY

Primary Owner Address:

2606 GARDEN RIDGE LN
ARLINGTON, TX 76006

Deed Date: 10/27/2023

Deed Volume:

Deed Page:

Instrument: [D223194736](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRON PATRICIA;CRON STEPHEN	12/30/1993	00114040002148	0011404	0002148
CRON STEPHEN P	2/5/1993	00109410001811	0010941	0001811
WEEKLEY HOMES INC	12/7/1990	00101360001420	0010136	0001420
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 ⁺
2025	\$290,000	\$60,000	\$350,000	\$350,000
2024	\$290,000	\$60,000	\$350,000	\$350,000
2023	\$341,178	\$60,000	\$401,178	\$367,358
2022	\$311,819	\$60,000	\$371,819	\$333,962
2021	\$243,602	\$60,000	\$303,602	\$303,602
2020	\$245,447	\$60,000	\$305,447	\$305,447

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.