



**Address:** [2631 GARDEN RIDGE LN](#)  
**City:** ARLINGTON  
**Georeference:** 30364C--47  
**Subdivision:** OAK CANYON  
**Neighborhood Code:** 1X130K

**Latitude:** 32.7775430315  
**Longitude:** -97.0881313875  
**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 47 & 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:** 06202039

**Site Name:** OAK CANYON-47

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,387

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,966

**Land Acres<sup>\*</sup>:** 0.1140

**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:**

ROWLAND TED LYNN

**Primary Owner Address:**

2631 GARDEN RIDGE LN  
ARLINGTON, TX 76006-4030

**Deed Date:** 11/20/1992

**Deed Volume:** 0010858

**Deed Page:** 0000319

**Instrument:** 00108580000319

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES INC	12/7/1990	00101360001420	0010136	0001420
NORTH CAROLINA SAV & LOAN	1/1/1987	000000000000000	0000000	0000000



## VALUES

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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	\$306,441	\$60,000	\$366,441	\$366,441
2024	\$306,441	\$60,000	\$366,441	\$366,441
2023	\$308,817	\$60,000	\$368,817	\$339,339
2022	\$282,225	\$60,000	\$342,225	\$308,490
2021	\$220,445	\$60,000	\$280,445	\$280,445
2020	\$222,115	\$60,000	\$282,115	\$282,115

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

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- 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.