



**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

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

- 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.