



Address: [2500 CANYON RIDGE CT](#)
City: ARLINGTON
Georeference: 34485-1-14R
Subdivision: RIVER BEND ADDITION
Neighborhood Code: 1X130J

Latitude: 32.7749138371
Longitude: -97.0896323233
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: RIVER BEND ADDITION Block 1
Lot 14R

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1989

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Protest Deadline Date: 5/24/2024

Site Number: 06257887

Site Name: RIVER BEND ADDITION-1-14R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,868

Percent Complete: 100%

Land Sqft^{*}: 34,804

Land Acres^{*}: 0.7989

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BERGSTROM JOAN

MCDONALD JOHN E

Primary Owner Address:

2500 CANYON RIDGE CT
ARLINGTON, TX 76006-4039

Deed Date: 1/1/1988

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 00000000000000

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 | \$510,706 | \$139,608 | \$650,314 | \$650,314 |
| 2024 | \$510,706 | \$139,608 | \$650,314 | \$650,314 |
| 2023 | \$497,955 | \$139,608 | \$637,563 | \$637,563 |
| 2022 | \$496,500 | \$127,500 | \$624,000 | \$580,800 |
| 2021 | \$401,587 | \$127,500 | \$529,087 | \$528,000 |
| 2020 | \$352,500 | \$127,500 | \$480,000 | \$480,000 |

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.