



Address: [2704 RIVER LEGACY DR](#)
City: ARLINGTON
Georeference: 34505-1-2
Subdivision: RIVER LEGACY ESTATES
Neighborhood Code: 1X120G

Latitude: 32.7826346974
Longitude: -97.1094703375
TAD Map: 2120-404
MAPSCO: TAR-069J



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RIVER LEGACY ESTATES Block
1 Lot 2

Jurisdictions:

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

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 06536654

Site Name: RIVER LEGACY ESTATES-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,448

Percent Complete: 100%

Land Sqft^{*}: 13,155

Land Acres^{*}: 0.3019

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:

MACDONALD JOSHUA D

Primary Owner Address:

2704 RIVER LEGACY DR
ARLINGTON, TX 76006

Deed Date: 8/16/2022

Deed Volume:

Deed Page:

Instrument: [D222206710](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
APPEL NOELLE	8/26/2021	D221259179		
APPEL NOELLE;CANTWELL NEIL THOMAS	6/24/2020	D220151209		
ELLISON MARY E	12/6/2008	D208460250	0000000	0000000
ASHLEY MARTHA;ASHLEY MARY ELLISON	6/4/2008	D208234015	0000000	0000000
SOUTHSTAR IV LLC	6/4/2008	D208234014	0000000	0000000
SOUTH POINT INC	11/6/2007	D207403126	0000000	0000000
JACKSON MARVIN E	3/2/2007	D207078010	0000000	0000000
WETHEY DAVE	6/5/2006	D206173594	0000000	0000000
HANCOCK SHARON S EST	11/21/2003	D203449485	0000000	0000000
HILL OSCAR D HILL;HILL VIRGINIA	3/4/1998	00131130000548	0013113	0000548
LAND ROVER LTD	1/1/1992	0000000000000000	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	\$386,275	\$80,000	\$466,275	\$466,275
2024	\$479,414	\$80,000	\$559,414	\$559,414
2023	\$498,500	\$80,000	\$578,500	\$578,500
2022	\$370,000	\$80,000	\$450,000	\$450,000
2021	\$357,951	\$60,000	\$417,951	\$417,951
2020	\$359,587	\$60,000	\$419,587	\$416,987

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.