



**Address:** [2303 CREST PARK DR](#)  
**City:** ARLINGTON  
**Georeference:** 34556-4-8  
**Subdivision:** RIVER RIDGE ADDITION  
**Neighborhood Code:** 1X130G

**Latitude:** 32.7796159905  
**Longitude:** -97.0699939525  
**TAD Map:** 2132-404  
**MAPSCO:** TAR-070N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIVER RIDGE ADDITION Block  
4 Lot 8

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06545483

**Site Name:** RIVER RIDGE ADDITION-4-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,418

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,623

**Land Acres<sup>\*</sup>:** 0.1750

**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:**

TEPLITSKIY RAMPATTIE

**Primary Owner Address:**

2303 CREST PARK DR  
ARLINGTON, TX 76006

**Deed Date:** 3/7/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217070881](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TEPLITSKIY RAMPATTIE	7/22/2011	<a href="#">D211181083</a>	0000000	0000000
TEPLITSKIY IGOR;TEPLITSKIY RAMPATTIE	9/22/2000	00145450000347	0014545	0000347
DELUCA BEAU;DELUCA PHYLLIS BROOKS	6/6/1996	00123960000324	0012396	0000324
CENTEX REAL ESTATE CORP	1/1/1992	00000000000000	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	\$293,000	\$70,000	\$363,000	\$363,000
2024	\$293,000	\$70,000	\$363,000	\$363,000
2023	\$341,974	\$70,000	\$411,974	\$341,904
2022	\$261,973	\$70,000	\$331,973	\$310,822
2021	\$212,565	\$70,000	\$282,565	\$282,565
2020	\$212,565	\$70,000	\$282,565	\$282,565

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.