



Address: [2507 CANYON RIDGE CT](#)
City: ARLINGTON
Georeference: 34485-1-4R
Subdivision: RIVER BEND ADDITION
Neighborhood Code: 1X130J

Latitude: 32.7756407645
Longitude: -97.0889623242
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 4R

Jurisdictions:

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

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: AMERICAN PROPERTY SERVICES (00577)

Notice Sent Date: 4/15/2025

Notice Value: \$571,805

Protest Deadline Date: 5/24/2024

Site Number: 06797644
Site Name: RIVER BEND ADDITION-1-4R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,547
Percent Complete: 100%
Land Sqft^{*}: 36,329
Land Acres^{*}: 0.8339
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:

DERNEHL GINA

Primary Owner Address:

2507 CANYON RIDGE CT
ARLINGTON, TX 76006-4001

Deed Date: 4/6/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213039315](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DERNEHL GINA;DERNEHL JAMES U	1/1/1995	00119710001697	0011971	0001697



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	\$429,147	\$142,658	\$571,805	\$568,801
2024	\$429,147	\$142,658	\$571,805	\$517,092
2023	\$417,342	\$142,658	\$560,000	\$470,084
2022	\$417,237	\$85,000	\$502,237	\$427,349
2021	\$303,499	\$85,000	\$388,499	\$388,499
2020	\$303,499	\$85,000	\$388,499	\$388,499

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.