



Address: [2511 CANYON RIDGE CT](#)
City: ARLINGTON
Georeference: 34485-1-6R1
Subdivision: RIVER BEND ADDITION
Neighborhood Code: 1X130J

Latitude: 32.7760955308
Longitude: -97.0891316093
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 6R1 & 16B

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

State Code: A
Year Built: 1988
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 06797660
Site Name: RIVER BEND ADDITION-1-6R1-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,177
Percent Complete: 100%
Land Sqft^{*}: 36,165
Land Acres^{*}: 0.8302
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
WILLIAMS WINSTON
WILLIAMS CARLA
Primary Owner Address:
2511 CANYON RIDGE CT
ARLINGTON, TX 76006

Deed Date: 4/21/2021
Deed Volume:
Deed Page:
Instrument: [D221112794](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLEN MARK	11/7/2017	D217259879		
BLUM STEPHEN;BLUM SUSANNE	1/1/1995	00119710001705	0011971	0001705



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	\$352,989	\$142,330	\$495,319	\$495,319
2024	\$352,989	\$142,330	\$495,319	\$495,319
2023	\$365,994	\$142,330	\$508,324	\$469,187
2022	\$341,534	\$85,000	\$426,534	\$426,534
2021	\$255,000	\$85,000	\$340,000	\$340,000
2020	\$255,000	\$85,000	\$340,000	\$340,000

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.