



Address: [2515 CANYON RIDGE CT](#)
City: ARLINGTON
Georeference: 34485-1-6R2
Subdivision: RIVER BEND ADDITION
Neighborhood Code: 1X130J

Latitude: 32.776391774
Longitude: -97.0892425481
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 6R2 7R & 16A

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

State Code: A
Year Built: 1979
Personal Property Account: N/A
Agent: OOWNWELL INC (12140)
Notice Sent Date: 4/15/2025
Notice Value: \$803,549
Protest Deadline Date: 5/24/2024

Site Number: 06797679
Site Name: RIVER BEND ADDITION-1-6R2-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,824
Percent Complete: 100%
Land Sqft^{*}: 64,891
Land Acres^{*}: 1.4896
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:
TRUONG CHARLIE T
TRUONG NGUYEN
Primary Owner Address:
2515 CANYON RIDGE CT
ARLINGTON, TX 76006-4001

Deed Date: 8/23/1999
Deed Volume: 0013988
Deed Page: 0000207
Instrument: 00139880000207

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS DANIEL J;DAVIS MEGAN D	1/1/1995	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	\$603,767	\$199,782	\$803,549	\$803,549
2024	\$603,767	\$199,782	\$803,549	\$788,973
2023	\$623,316	\$199,782	\$823,098	\$717,248
2022	\$499,612	\$170,000	\$669,612	\$652,044
2021	\$422,767	\$170,000	\$592,767	\$592,767
2020	\$396,727	\$170,000	\$566,727	\$566,727

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.