



Address: [2315 RIVER RIDGE RD](#)

City: ARLINGTON

Georeference: 9623-2-17R

Subdivision: DEERWOOD PARK ADDITION

Neighborhood Code: 1L160D

Latitude: 32.6639846146

Longitude: -97.1456154824

TAD Map: 2108-360

MAPSCO: TAR-096S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: DEERWOOD PARK ADDITION
Block 2 Lot 17R

Jurisdictions:

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A

Year Built: 1990

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/24/2024

Site Number: 07403666

Site Name: DEERWOOD PARK ADDITION-2-17R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,119

Percent Complete: 100%

Land Sqft^{*}: 17,685

Land Acres^{*}: 0.4059

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:

GANDARILLA ABRAHAM IZZET

QU YANYAN

Primary Owner Address:

2315 RIVER RIDGE RD

ARLINGTON, TX 76017

Deed Date: 7/2/2020

Deed Volume:

Deed Page:

Instrument: [D220158284](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEWIS MARI P;LEWIS MICHAEL S	12/16/2016	D216296136		
BRIDGES LISA R;FITE DEDRA	8/6/2014	D214171055		
LLOYD J MICHAEL	1/1/1999	000000000000000	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	\$740,825	\$154,000	\$894,825	\$894,825
2024	\$740,825	\$154,000	\$894,825	\$894,825
2023	\$736,000	\$154,000	\$890,000	\$827,200
2022	\$598,000	\$154,000	\$752,000	\$752,000
2021	\$534,000	\$154,000	\$688,000	\$688,000
2020	\$521,160	\$154,000	\$675,160	\$675,160

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.