

Property Information | PDF

Account Number: 02495058



Address: 2316 CROWN COLONY DR

City: ARLINGTON

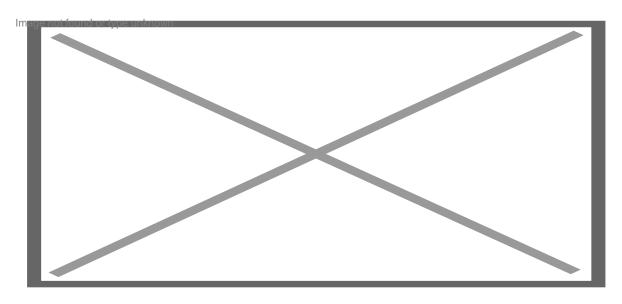
Georeference: 35010-3-34

Subdivision: ROLLING HILLS EST (ARLINGTON)

Neighborhood Code: 1X120H

Latitude: 32.7742623512 Longitude: -97.109950431 TAD Map: 2114-400 MAPSCO: TAR-069N





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

PROPERTY DATA

Legal Description: ROLLING HILLS EST

(ARLINGTON) Block 3 Lot 34

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A Year Built: 1980

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02495058

Site Name: ROLLING HILLS EST (ARLINGTON)-3-34

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,187
Percent Complete: 100%

Land Sqft*: 11,736 Land Acres*: 0.2694

Pool: N

+++ Rounded.

OWNER INFORMATION

04-02-2025 Page 1

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



RYAN ALEX LESTER

Primary Owner Address: 2316 CROWN COLONY DR ARLINGTON, TX 76011-2265

Deed Date: 8/29/2002 **Deed Volume:** 0015949 **Deed Page:** 0000072

Instrument: 00159490000072

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RYAN ALEX L;RYAN PAMELA K	9/7/1994	00117250001209	0011725	0001209
FINCHER PATRICIA; FINCHER ROY W	10/21/1987	00091070000736	0009107	0000736
REED JAMES BRUMHALL;REED STEVE	1/1/1982	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*
2025	\$0	\$0	\$0	\$0
2024	\$303,118	\$54,000	\$357,118	\$324,314
2023	\$279,157	\$54,000	\$333,157	\$294,831
2022	\$245,009	\$54,000	\$299,009	\$268,028
2021	\$189,662	\$54,000	\$243,662	\$243,662
2020	\$182,297	\$54,000	\$236,297	\$236,297

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

04-02-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.