



**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<sup>+++</sup>:** 2,187

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,736

**Land Acres<sup>\*</sup>:** 0.2694

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION



**Current Owner:**  
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 <sup>+</sup>
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.

+ 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.