



**Address:** [2106 VISTA RIDGE CT](#)  
**City:** ARLINGTON  
**Georeference:** 44717-1-1  
**Subdivision:** VILLA VISTA ADDITION  
**Neighborhood Code:** 1L070C

**Latitude:** 32.7118454852  
**Longitude:** -97.1943081809  
**TAD Map:** 2090-380  
**MAPSCO:** TAR-080V



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

## PROPERTY DATA

**Legal Description:** VILLA VISTA ADDITION Block 1  
Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 03274489

**Site Name:** VILLA VISTA ADDITION-1-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,386

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,210

**Land Acres<sup>\*</sup>:** 0.2803

**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:**

KHATIB NABIL A

**Primary Owner Address:**

2106 VISTA RIDGE CT  
ARLINGTON, TX 76013-5246

**Deed Date:** 11/11/1998

**Deed Volume:** 0013515

**Deed Page:** 0000395

**Instrument:** 00135150000395

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MASA PROPERTIES INC	5/4/1998	00132250000475	0013225	0000475
HAYEK FALAK S	2/7/1995	00118770001587	0011877	0001587
MYART HOMES INC	5/28/1994	00116010001232	0011601	0001232
MYART HOMES INC	5/27/1994	00116010001232	0011601	0001232
SHORT GERALDINE;SHORT WM L	12/31/1900	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	\$682,075	\$100,000	\$782,075	\$732,195
2023	\$658,415	\$100,000	\$758,415	\$665,632
2022	\$505,120	\$100,000	\$605,120	\$605,120
2021	\$539,112	\$80,000	\$619,112	\$594,034
2020	\$460,031	\$80,000	\$540,031	\$540,031

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.