



**Address:** [2103 VISTA RIDGE CT](#)  
**City:** ARLINGTON  
**Georeference:** 1854C-4-2  
**Subdivision:** BAY CLUB ADDITION, THE  
**Neighborhood Code:** 1L070C

**Latitude:** 32.7122724082  
**Longitude:** -97.1936993873  
**TAD Map:** 2090-380  
**MAPSCO:** TAR-080V



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

## PROPERTY DATA

**Legal Description:** BAY CLUB ADDITION, THE  
Block 4 Lot 2 & PT CLOSED ST & PART OF  
COMMON AREA

**Jurisdictions:**

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05670608

**Site Name:** BAY CLUB ADDITION, THE-4-2-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,938

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,030

**Land Acres<sup>\*</sup>:** 0.2991

**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

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**Current Owner:**

RIHANI MEGAN M

**Primary Owner Address:**

2103 VISTA RIDGE CT  
ARLINGTON, TX 76013-5214

**Deed Date:** 11/21/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213309701](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PASTUSEK JOHN W	12/5/2005	<a href="#">D205386808</a>	0000000	0000000
DLJ MORTGAGE CAPITAL INC	4/12/2005	<a href="#">D205306642</a>	0000000	0000000
NATL CITY BANK TRUSTEE	10/5/2004	<a href="#">D204338268</a>	0000000	0000000
JONES ROSALAND K THOMAS	8/10/2000	00144960000539	0014496	0000539
GILPIN WILLIAM TERRY	8/1/1995	00120510002296	0012051	0002296
MYART HOMES INC	3/26/1991	00102080002194	0010208	0002194
CHILTON CHER D	3/20/1991	00102040001455	0010204	0001455
REMINGTON GROUP PROP INC	3/7/1991	00102040001308	0010204	0001308
FDIC - RECVR AMERICAN FED SAV	10/29/1990	00101620002211	0010162	0002211
BAY CLUB JV	9/4/1985	00082970001255	0008297	0001255
ARLINGTON URBAN INC	1/1/1984	00000000000000	0000000	0000000

## VALUES

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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	\$343,522	\$100,000	\$443,522	\$443,522
2023	\$421,980	\$100,000	\$521,980	\$413,282
2022	\$275,711	\$100,000	\$375,711	\$375,711
2021	\$295,711	\$80,000	\$375,711	\$353,062
2020	\$295,711	\$80,000	\$375,711	\$320,965

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

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- 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.