



LOCATION

Account Number: 05670608

Address: 2103 VISTA RIDGE CT

City: ARLINGTON

Georeference: 1854C-4-2

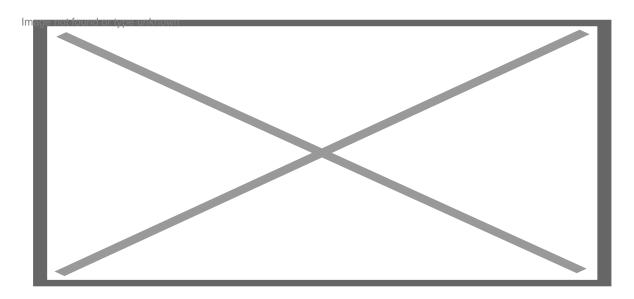
Subdivision: BAY CLUB ADDITION, THE

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+++: 2,938
Percent Complete: 100%

Land Sqft\*: 13,030 Land Acres\*: 0.2991

Pool: N

+++ Rounded.

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



## **OWNER INFORMATION**

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

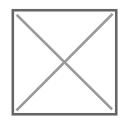
Instrument: D213309701

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PASTUSEK JOHN W	12/5/2005	D205386808	0000000	0000000
DLJ MORTGAGE CAPITAL INC	4/12/2005	D205306642	0000000	0000000
NATL CITY BANK TRUSTEE	10/5/2004	D204338268	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**

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.

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Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

## **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.

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