



Address: [2306 RIVER RIDGE RD](#)
City: ARLINGTON
Georeference: 9623-1-28
Subdivision: DEERWOOD PARK ADDITION
Neighborhood Code: 1L160D

Latitude: 32.6648381518
Longitude: -97.1463144047
TAD Map: 2108-360
MAPSCO: TAR-096S



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

PROPERTY DATA

Legal Description: DEERWOOD PARK ADDITION
Block 1 Lot 28

Jurisdictions:

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

State Code: A

Year Built: 1990

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05830427

Site Name: DEERWOOD PARK ADDITION-1-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,412

Percent Complete: 100%

Land Sqft^{*}: 21,864

Land Acres^{*}: 0.5019

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

WU PETER TAK YAU
WU ANN LAM

Deed Date: 12/29/1995

Deed Volume: 0012225

Deed Page: 0001959

Instrument: 00122250001959

Primary Owner Address:

2306 RIVER RIDGE RD
ARLINGTON, TX 76017-3711

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NUNEZ IGNACIO T;NUNEZ MELINDA	6/3/1988	00092970000605	0009297	0000605
OURO VERDE PH III INC	12/17/1984	00080340001643	0008034	0001643

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	\$703,600	\$133,000	\$836,600	\$818,466
2023	\$665,039	\$133,000	\$798,039	\$744,060
2022	\$553,090	\$133,000	\$686,090	\$676,418
2021	\$481,925	\$133,000	\$614,925	\$614,925
2020	\$450,971	\$133,000	\$583,971	\$583,971

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.