



## LOCATION

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**Address:** [2307 RIVER RIDGE RD](#)

**City:** ARLINGTON

**Georeference:** 9623-2-20

**Subdivision:** DEERWOOD PARK ADDITION

**Neighborhood Code:** 1L160D

**Latitude:** 32.6647901138

**Longitude:** -97.1457033649

**TAD Map:** 2108-360

**MAPSCO:** TAR-096S



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** DEERWOOD PARK ADDITION

Block 2 Lot 20

**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:** 05830834

**Site Name:** DEERWOOD PARK ADDITION-2-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 6,109

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,168

**Land Acres<sup>\*</sup>:** 0.3252

**Pool:** Y

<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:**

EHTESHAM MONEEB

EHTESHAM NADIA

**Primary Owner Address:**

2307 RIVER RIDGE RD

ARLINGTON, TX 76017

**Deed Date:** 12/15/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223221889](#)

| Previous Owners                     | Date       | Instrument     | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------|-------------|-----------|
| TUNG NICK                           | 12/20/1999 | 00141520000450 | 0014152     | 0000450   |
| MARTENSEN CYNT; MARTENSEN WILLIAM M | 4/21/1994  | 00115630002311 | 0011563     | 0002311   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$770,000          | \$140,000   | \$910,000    | \$910,000                    |
| 2023 | \$907,793          | \$140,000   | \$1,047,793  | \$825,304                    |
| 2022 | \$756,010          | \$140,000   | \$896,010    | \$750,276                    |
| 2021 | \$542,069          | \$140,000   | \$682,069    | \$682,069                    |
| 2020 | \$542,069          | \$140,000   | \$682,069    | \$682,069                    |

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.