

## LOCATION

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**Address:** [2305 RIVER RIDGE RD](#)

**City:** ARLINGTON

**Georeference:** 9623-2-21

**Subdivision:** DEERWOOD PARK ADDITION

**Neighborhood Code:** 1L160D

**Latitude:** 32.665067711

**Longitude:** -97.1457000295

**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 21

**Jurisdictions:**

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05830850

**Site Name:** DEERWOOD PARK ADDITION-2-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,175

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,606

**Land Acres<sup>\*</sup>:** 0.2893

**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:**

LEHMAN NEAL

LEHMAN SHIRLEY

**Primary Owner Address:**

2305 RIVER RIDGE RD

ARLINGTON, TX 76017

**Deed Date:** 8/6/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214169683](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SU ALLEN D;SU MITZI M	3/14/1996	00122970000395	0012297	0000395
HANSHAW WILLIAM M;HANSHAW ZITA C	3/22/1994	00115110000239	0011511	0000239
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	\$550,305	\$140,000	\$690,305	\$688,673
2023	\$517,173	\$140,000	\$657,173	\$626,066
2022	\$436,557	\$140,000	\$576,557	\$569,151
2021	\$377,410	\$140,000	\$517,410	\$517,410
2020	\$334,418	\$140,000	\$474,418	\$474,418

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.