



## LOCATION

**Address:** [2403 CREST PARK DR](#)  
**City:** ARLINGTON  
**Georeference:** 34556-2-5  
**Subdivision:** RIVER RIDGE ADDITION  
**Neighborhood Code:** 1X130G

**Latitude:** 32.7796025376  
**Longitude:** -97.0679375162  
**TAD Map:** 2132-404  
**MAPSCO:** TAR-070P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIVER RIDGE ADDITION Block  
2 Lot 5

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1993

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06545106

**Site Name:** RIVER RIDGE ADDITION-2-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,429

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,977

**Land Acres<sup>\*</sup>:** 0.2520

**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

**Current Owner:**

DELAHANTY TIMOTHY  
REYER HEHR JESSICA S

**Primary Owner Address:**

2403 CREST PARK DR  
ARLINGTON, TX 76006

**Deed Date:** 11/15/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224206253](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SESSLER CLINTON W;SESSLER JULIE	5/26/1993	00110810000944	0011081	0000944
CENTEX REAL ESTATE CORP	1/1/1992	0000000000000000	00000000	00000000

## 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	\$296,000	\$70,000	\$366,000	\$366,000
2023	\$332,000	\$70,000	\$402,000	\$351,501
2022	\$264,010	\$70,000	\$334,010	\$319,546
2021	\$220,496	\$70,000	\$290,496	\$290,496
2020	\$221,770	\$70,000	\$291,770	\$291,770

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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There are no exemptions for this property

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.