

LOCATION

Address: [2311 RIVER RIDGE RD](#)

City: ARLINGTON

Georeference: 9623-2-18R

Subdivision: DEERWOOD PARK ADDITION

Neighborhood Code: 1L160D

Latitude: 32.6642367948

Longitude: -97.1454866182

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

Legal Description: DEERWOOD PARK ADDITION

Block 2 Lot 18R

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: 07403674

Site Name: DEERWOOD PARK ADDITION-2-18R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,064

Percent Complete: 100%

Land Sqft^{*}: 26,005

Land Acres^{*}: 0.5969

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:

MANNING MARGARET C

MANNING BARTON H

Primary Owner Address:

2311 RIVER RIDGE RD

ARLINGTON, TX 76017

Deed Date: 1/7/2016

Deed Volume:

Deed Page:

Instrument: [D216005602](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RYASON CRAIG B	10/26/2009	D209291186	0000000	0000000
RYASON CRAIG BOYNE	10/20/2008	00000000000000	0000000	0000000
RYASON CRAIG;RYASON GRETCHEN EST	1/1/1999	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](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$0	\$0	\$0	\$0
2024	\$773,961	\$161,000	\$934,961	\$839,861
2023	\$730,181	\$161,000	\$891,181	\$763,510
2022	\$605,312	\$161,000	\$766,312	\$694,100
2021	\$470,000	\$161,000	\$631,000	\$631,000
2020	\$470,000	\$161,000	\$631,000	\$631,000

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.