



LOCATION

Address: [2204 SHADYDALE DR](#)

City: ARLINGTON

Georeference: 32960-4-19

Subdivision: PRESTONWOOD ESTATES ADDN-ARL

Neighborhood Code: 1X110E

Latitude: 32.7706979467

Longitude: -97.1356576027

TAD Map: 2108-400

MAPSCO: TAR-068T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PRESTONWOOD ESTATES
ADDN-ARL Block 4 Lot 19

Jurisdictions:

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A

Year Built: 1976

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02258773

Site Name: PRESTONWOOD ESTATES ADDN-ARL-4-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,096

Percent Complete: 100%

Land Sqft^{*}: 14,065

Land Acres^{*}: 0.3228

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

PEREZ MICHAEL RYAN

PEREZ LESLIE ANN

Primary Owner Address:

2204 SHADYDALE DR

ARLINGTON, TX 76012

Deed Date: 9/23/2020

Deed Volume:

Deed Page:

Instrument: [D220244123](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAWSON RICHARD AND LEE ANNE REVOCABLE LIVING TRUST	4/10/2019	D219075637		
LAWSON LEE A;LAWSON RICHARD J	2/23/2006	D206085068	0000000	0000000
CARROLL M W;CARROLL VIRGINIA EST	12/1/2000	00146780000292	0014678	0000292
CARROLL M W;CARROLL VIRGINIA EST	3/25/1994	00115140001337	0011514	0001337
VALENTINE ANN;VALENTINE NICHOLAS M	9/12/1984	00079490000457	0007949	0000457
ABBOTT LABORATORIES	12/31/1900	00074400000722	0007440	0000722
MORDECAI BRYAN G	12/30/1900	00061320000355	0006132	0000355

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	\$342,000	\$70,000	\$412,000	\$412,000
2023	\$365,000	\$70,000	\$435,000	\$405,900
2022	\$299,000	\$70,000	\$369,000	\$369,000
2021	\$270,000	\$70,000	\$340,000	\$340,000
2020	\$234,303	\$70,000	\$304,303	\$304,303

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.