



**Address:** [2004 PECANDALE DR](#)  
**City:** ARLINGTON  
**Georeference:** 2010-2-9  
**Subdivision:** BEL AIR ESTATES ADDITION  
**Neighborhood Code:** 1C200G

**Latitude:** 32.7296718027  
**Longitude:** -97.1395858682  
**TAD Map:** 2108-384  
**MAPSCO:** TAR-082K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BEL AIR ESTATES ADDITION  
Block 2 Lot 9

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1968

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$306,693

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00145963

**Site Name:** BEL AIR ESTATES ADDITION-2-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,943

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,100

**Land Acres<sup>\*</sup>:** 0.2089

**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

**Current Owner:**

SHINDELAR KOLTON MICHAEL  
SHINDELAR BROOKE DELANEY

**Primary Owner Address:**

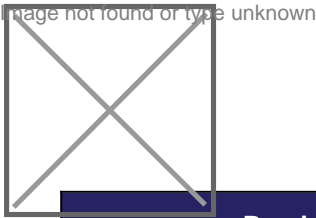
2004 PECANDALE DR  
ARLINGTON, TX 76013

**Deed Date:** 12/13/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224225485](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PROSPER E R INVESTMENTS LLC	1/24/2024	<a href="#">D224013376</a>		
SOUTHERN HILLS PROPERTY GROUP LLC	12/29/2023	<a href="#">D224001228</a>		
NANCHY LEAH	8/11/2010	000000000000000	0000000	0000000
NANCHY JOANNE D	12/31/1900	00056890000819	0005689	0000819

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	\$233,893	\$72,800	\$306,693	\$306,693
2024	\$233,893	\$72,800	\$306,693	\$306,693
2023	\$248,022	\$63,700	\$311,722	\$283,419
2022	\$212,154	\$45,500	\$257,654	\$257,654
2021	\$200,128	\$40,000	\$240,128	\$238,275
2020	\$192,417	\$40,000	\$232,417	\$216,614

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

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.