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Address: [5613 SHADY HILL LN](#)
City: ARLINGTON
Georeference: 23260-D-18
Subdivision: LAKERIDGE ESTATES ADDITION
Neighborhood Code: 1L070K

Latitude: 32.6929612066
Longitude: -97.1919657671
TAD Map: 2090-372
MAPSCO: TAR-094H



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

PROPERTY DATA

Legal Description: LAKERIDGE ESTATES
ADDITION Block D Lot 18

Jurisdictions:

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

State Code: A

Year Built: 1977

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01554492

Site Name: LAKERIDGE ESTATES ADDITION-D-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,624

Percent Complete: 100%

Land Sqft^{*}: 7,800

Land Acres^{*}: 0.1790

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:

MALDONADO STEPHANIE
VERGARA PEDRO ALEXIS

Primary Owner Address:

5613 SHADY HILL LN
ARLINGTON, TX 76016

Deed Date: 7/15/2014

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D214152542](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------|------------|------------------|-------------|-----------|
| LEE KENNETH LYNN | 12/31/1900 | 0000000000000000 | 00000000 | 00000000 |

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 | \$171,200 | \$56,800 | \$228,000 | \$228,000 |
| 2024 | \$191,200 | \$56,800 | \$248,000 | \$248,000 |
| 2023 | \$190,000 | \$40,000 | \$230,000 | \$230,000 |
| 2022 | \$187,000 | \$40,000 | \$227,000 | \$227,000 |
| 2021 | \$132,000 | \$40,000 | \$172,000 | \$165,044 |
| 2020 | \$132,000 | \$40,000 | \$172,000 | \$150,040 |

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.