



Address: [2600 W PLEASANT RIDGE RD](#)
City: ARLINGTON
Georeference: 27260--1-31
Subdivision: MC CARVER, J L SUBDIVISION
Neighborhood Code: 1L010N

Latitude: 32.6772915575
Longitude: -97.1516702226
TAD Map: 2102-364
MAPSCO: TAR-095R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MC CARVER, J L SUBDIVISION
Lot 1 W1/2 1-2 BLK 1

Jurisdictions:

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

State Code: A

Year Built: 1964

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$316,689

Protest Deadline Date: 5/24/2024

Site Number: 01839934

Site Name: MC CARVER, J L SUBDIVISION-1-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,660

Percent Complete: 100%

Land Sqft^{*}: 37,400

Land Acres^{*}: 0.8586

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:

SABER SHAHIN

Primary Owner Address:

2600 W PLEASANT RIDGE RD
ARLINGTON, TX 76016

Deed Date: 7/29/2019

Deed Volume:

Deed Page:

Instrument: [D219167471](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CALLAS BLANCO JANA;WADDELL WESLEY ETAL	4/12/2018	D219144405		
WADDELL BEVERLY J	5/29/2008	D208330724	0000000	0000000
WADDELL PHILLIP A	12/31/1900	000000000000000	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	\$214,353	\$102,336	\$316,689	\$302,137
2024	\$214,353	\$102,336	\$316,689	\$274,670
2023	\$208,164	\$102,336	\$310,500	\$249,700
2022	\$148,438	\$78,562	\$227,000	\$227,000
2021	\$133,887	\$72,981	\$206,868	\$206,868
2020	\$123,409	\$72,981	\$196,390	\$196,390

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.