



**Address:** [2216 SHADYDALE DR](#)  
**City:** ARLINGTON  
**Georeference:** 32960-4-24  
**Subdivision:** PRESTONWOOD ESTATES ADDN-ARL  
**Neighborhood Code:** 1X110E

**Latitude:** 32.7722724702  
**Longitude:** -97.135570099  
**TAD Map:** 2108-400  
**MAPSCO:** TAR-068P



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 24

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1975

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$456,101

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

**Site Number:** 02258846

**Site Name:** PRESTONWOOD ESTATES ADDN-ARL-4-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,782

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,226

**Land Acres<sup>\*</sup>:** 0.3954

**Pool:** Y

<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:**

MORAN FAYDRA  
MORAN SEAN

**Primary Owner Address:**

2216 SHADYDALE DR  
ARLINGTON, TX 76012

**Deed Date:** 2/10/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221041749](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHEGWIDDEN CHAD	12/11/2001	00153240000211	0015324	0000211
SIERRA C ROBT III;SIERRA KAREN	11/2/1988	00094280000840	0009428	0000840
ZIEGLER DONALD RAY	2/25/1988	00093090000364	0009309	0000364
ZIEGLER DONALD RAY	12/31/1900	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 <sup>+</sup>
2025	\$386,101	\$70,000	\$456,101	\$456,101
2024	\$386,101	\$70,000	\$456,101	\$424,516
2023	\$385,209	\$70,000	\$455,209	\$385,924
2022	\$280,840	\$70,000	\$350,840	\$350,840
2021	\$277,900	\$70,000	\$347,900	\$347,900
2020	\$200,000	\$70,000	\$270,000	\$270,000

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.