



Address: [2016 SHADOW RIDGE CT](#)
City: ARLINGTON
Georeference: 37935-11-9
Subdivision: SHADOW RIDGE ADDITION
Neighborhood Code: 1X130F

Latitude: 32.7825664342
Longitude: -97.0733807657
TAD Map: 2126-404
MAPSCO: TAR-070J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHADOW RIDGE ADDITION
Block 11 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: 1978

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$492,411

Protest Deadline Date: 5/24/2024

Site Number: 02708795

Site Name: SHADOW RIDGE ADDITION-11-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,085

Percent Complete: 100%

Land Sqft^{*}: 18,060

Land Acres^{*}: 0.4146

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

FRANCK JAMES A
FRANCK CHERYL L

Primary Owner Address:

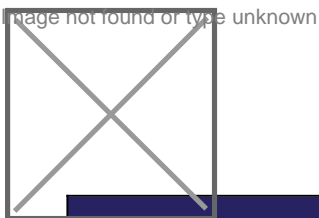
2016 SHADOW RIDGE CT
ARLINGTON, TX 76006-2754

Deed Date: 6/7/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211139615](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARSKADON J H;CARSKADON ROBERT S	2/28/2001	D207429051	0000000	0000000
CARSKADON J H;CARSKADON ROBERT S	4/30/1999	00137980000225	0013798	0000225
SIMPSON JEFFREY M;SIMPSON KATHY	12/29/1997	00130340000064	0013034	0000064
THOMAS ANGELA M;THOMAS DAVID W	4/4/1997	001274000000104	0012740	0000104
MURFF JAMES D;MURFF SUSAN C	8/31/1989	000969200001581	0009692	0001581
BASS CHARLES S	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	\$392,411	\$100,000	\$492,411	\$492,411
2024	\$392,411	\$100,000	\$492,411	\$473,154
2023	\$400,133	\$100,000	\$500,133	\$430,140
2022	\$299,589	\$100,000	\$399,589	\$391,036
2021	\$255,487	\$100,000	\$355,487	\$355,487
2020	\$257,260	\$100,000	\$357,260	\$357,260

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.