



Address: [1208 CANTERBURY CT](#)
City: ARLINGTON
Georeference: 38100-C-12
Subdivision: SHADY VALLEY ESTATES
Neighborhood Code: 1C250F

Latitude: 32.7255737037
Longitude: -97.1689396658
TAD Map: 2096-384
MAPSCO: TAR-081P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHADY VALLEY ESTATES
Block C Lot 12

Jurisdictions:

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

State Code: A

Year Built: 1967

Personal Property Account: N/A

Agent: PEYCO SOUTHWEST REALTY INC (00506)

Notice Sent Date: 4/15/2025

Notice Value: \$521,000

Protest Deadline Date: 5/24/2024

Site Number: 02728281

Site Name: SHADY VALLEY ESTATES-C-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,139

Percent Complete: 100%

Land Sqft^{*}: 11,696

Land Acres^{*}: 0.2685

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:

KELLY PATRICK
KELLY ELIZABETH L

Primary Owner Address:

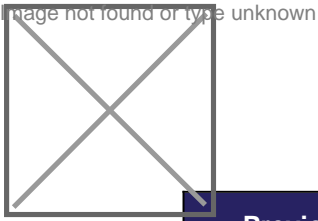
1208 CANTERBURY CT
ARLINGTON, TX 76013

Deed Date: 11/2/2015

Deed Volume:

Deed Page:

Instrument: [D215251072](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BREACH PHYLLIS H	3/21/1981	000000000000000	0000000	0000000
BREACH THEODORE W	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	\$374,824	\$98,176	\$473,000	\$473,000
2024	\$422,824	\$98,176	\$521,000	\$499,125
2023	\$384,750	\$106,250	\$491,000	\$453,750
2022	\$338,750	\$106,250	\$445,000	\$412,500
2021	\$268,750	\$106,250	\$375,000	\$375,000
2020	\$268,750	\$106,250	\$375,000	\$375,000

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.