



Address: [1202 CANTERBURY CT](#)
City: ARLINGTON
Georeference: 38100-C-15
Subdivision: SHADY VALLEY ESTATES
Neighborhood Code: 1C250F

Latitude: 32.7263895812
Longitude: -97.1684532049
TAD Map: 2102-384
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 15

Jurisdictions:

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

State Code: A

Year Built: 1968

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Notice Sent Date: 4/15/2025

Notice Value: \$751,532

Protest Deadline Date: 5/24/2024

Site Number: 02728338

Site Name: SHADY VALLEY ESTATES-C-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,652

Percent Complete: 100%

Land Sqft^{*}: 19,516

Land Acres^{*}: 0.4480

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:

ZINNANTE MARIAN

Primary Owner Address:

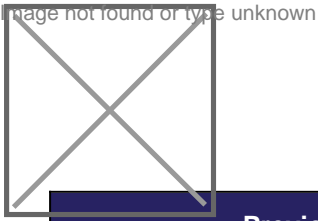
1202 CANTERBURY CT
ARLINGTON, TX 76013-1001

Deed Date: 7/8/1998

Deed Volume: 0013313

Deed Page: 0000179

Instrument: 00133130000179



Previous Owners	Date	Instrument	Deed Volume	Deed Page
YARBROUGH JANE KING	10/30/1989	000000000000000	0000000	0000000
YARBROUGH JANE;YARBROUGH PAUL E JR	12/31/1900	00044010000306	0004401	0000306

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	\$436,687	\$145,096	\$581,783	\$581,783
2024	\$606,436	\$145,096	\$751,532	\$554,180
2023	\$536,133	\$106,250	\$642,383	\$503,800
2022	\$351,750	\$106,250	\$458,000	\$458,000
2021	\$351,750	\$106,250	\$458,000	\$458,000
2020	\$352,311	\$106,250	\$458,561	\$458,561

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.