



**Address:** [4004 SHADY VALLEY DR](#)  
**City:** ARLINGTON  
**Georeference:** 38100-2-1  
**Subdivision:** SHADY VALLEY ESTATES  
**Neighborhood Code:** 1C250F

**Latitude:** 32.7208291117  
**Longitude:** -97.1693826417  
**TAD Map:** 2096-380  
**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 2 Lot 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:** 1965

**Personal Property Account:** N/A

**Agent:** PEYCO SOUTHWEST REALTY INC (00506)

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

**Notice Value:** \$739,000

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

**Site Number:** 02729059

**Site Name:** SHADY VALLEY ESTATES-2-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,761

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 19,188

**Land Acres<sup>\*</sup>:** 0.4404

**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:**

HANDY CATHERINE  
HANDY STEPHEN D

**Primary Owner Address:**

4004 SHADY VALLEY DR  
ARLINGTON, TX 76013

**Deed Date:** 5/26/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D22012598](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HANDY STEPHEN AND CATHERINE LIVING TRUST	5/30/2019	<a href="#">D219116425</a>		
HANDY CATHERINE;HANDY STEPHEN D	6/18/2014	<a href="#">D214130141</a>	0000000	0000000
CRUDUP LAURA CRUDUP;CRUDUP STEVEN	9/14/2007	<a href="#">D207338094</a>	0000000	0000000
MAYFIELD CECIL W EST	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 <sup>+</sup>
2025	\$496,872	\$143,128	\$640,000	\$640,000
2024	\$595,872	\$143,128	\$739,000	\$605,605
2023	\$568,750	\$106,250	\$675,000	\$550,550
2022	\$483,750	\$106,250	\$590,000	\$500,500
2021	\$348,750	\$106,250	\$455,000	\$455,000
2020	\$348,750	\$106,250	\$455,000	\$455,000

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.