



Address: [4118 CANAL CT](#)
City: ARLINGTON
Georeference: 38515-8-4
Subdivision: SHOREWOOD ESTATES PH 1-5 ADDN
Neighborhood Code: 1L0604

Latitude: 32.6829243718
Longitude: -97.2125168844
TAD Map: 2084-368
MAPSCO: TAR-094K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHOREWOOD ESTATES PH 1-5 ADDN Block 8 Lot 4

Jurisdictions:

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

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$248,665

Protest Deadline Date: 5/24/2024

Site Number: 02757362

Site Name: SHOREWOOD ESTATES PH 1-5 ADDN-8-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,638

Percent Complete: 100%

Land Sqft^{*}: 8,050

Land Acres^{*}: 0.1848

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BOROUGERDI BRADLEY
BOROUGERDI BRANDI

Primary Owner Address:

4118 CANAL CT
ARLINGTON, TX 76016

Deed Date: 5/8/2015

Deed Volume:

Deed Page:

Instrument: [D215097794](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGEE JOSEPH P	4/17/1999	00138420000042	0013842	0000042
WOOD MOIRA L;WOOD RICHARD L	9/3/1997	00129060000004	0012906	0000004
HOMEYER AMY ELISA;HOMEYER KEN ALLEN	10/24/1994	00117740000446	0011774	0000446
MOHL JOHN FRANK	4/15/1992	00106080001817	0010608	0001817
FEDERAL NATIONAL MTG ASSN	11/1/1991	00105380000451	0010538	0000451
STINE DAVID V;STINE JUDY KAY	6/9/1988	00092940000545	0009294	0000545
EPIC ASSOC #85-XV	12/18/1984	00080350001962	0008035	0001962
EPIC ASSOCIATES	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 ⁺
2025	\$191,615	\$57,050	\$248,665	\$241,434
2024	\$191,615	\$57,050	\$248,665	\$219,485
2023	\$184,532	\$15,000	\$199,532	\$199,532
2022	\$193,948	\$15,000	\$208,948	\$208,948
2021	\$142,210	\$15,000	\$157,210	\$157,210
2020	\$143,398	\$15,000	\$158,398	\$158,398

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.