

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 02757494

Address: 4115 CANAL CT

City: ARLINGTON

**Georeference:** 38515-8-16

Subdivision: SHOREWOOD ESTATES PH 1-5 ADDN

Neighborhood Code: 1L0604

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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 16

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: None

Notice Sent Date: 4/15/2025 Notice Value: \$323,865

Protest Deadline Date: 5/24/2024

ł 1-

Site Number: 02757494

Site Name: SHOREWOOD ESTATES PH 1-5 ADDN-8-16

Latitude: 32.6832268141

**TAD Map:** 2084-368 **MAPSCO:** TAR-094K

Longitude: -97.2119705865

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,649
Percent Complete: 100%

**Land Sqft\*:** 7,670 **Land Acres\*:** 0.1760

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

PELAYO ISMAEL

PELAYO CHRISTINA MARIE Primary Owner Address:

4115 CANAL CT

ARLINGTON, TX 76016

Deed Date: 8/21/2020

Deed Volume: Deed Page:

Instrument: D220334316

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



| Previous Owners                          | Date       | Instrument     | Deed<br>Volume | Deed<br>Page |
|--|------------|----------------|----------------|--------------|
| SPATES HOLDINGS LLC                      | 6/25/2020  | D220161691     |                |              |
| DECKER DARLENE A;DECKER EDWARD STEPHEN   | 9/11/2017  | D217210443     |                |              |
| HODGSON ELIZABETH L;HODGSON ZACHARY<br>J | 1/30/2015  | D215023053     |                |              |
| COUGHRAN JESSICA; JENNINGS DARELYN       | 1/29/2013  | 2013-PR01003-1 |                |              |
| COUGHRAN J JENNINGS;COUGHRAN JESSICA     | 8/6/2009   | D209213746     | 0000000        | 0000000      |
| AUSTIN HANSHAW PROP OF DFW               | 5/5/2009   | D209125638     | 0000000        | 0000000      |
| 1994 HARTMAN FAMILY TRUST;NICHOLS SUE    | 5/4/2009   | D209125637     |                |              |
| 1994 HARTMAN FAMILY TRUST                | 5/20/1994  | D194125398     |                |              |
| HARTMAN GERALD A;HARTMAN PATRICI         | 8/4/1989   | 00096800000934 | 0009680        | 0000934      |
| FEDERAL HOME LOAN MTG CORP               | 3/7/1989   | 00095350000573 | 0009535        | 0000573      |
| PERRY CHARLOTTE; PERRY RONALD S          | 12/31/1900 | 00068950002092 | 0006895        | 0002092      |

## **VALUES**

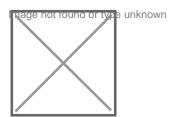
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$267,195          | \$56,670    | \$323,865    | \$267,999        |
| 2024 | \$267,195          | \$56,670    | \$323,865    | \$243,635        |
| 2023 | \$279,411          | \$15,000    | \$294,411    | \$221,486        |
| 2022 | \$251,351          | \$15,000    | \$266,351    | \$201,351        |
| 2021 | \$168,046          | \$15,000    | \$183,046    | \$183,046        |
| 2020 | \$160,617          | \$15,000    | \$175,617    | \$175,617        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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<sup>+</sup> 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.

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