



Address: [4117 CANAL CT](#)
City: ARLINGTON
Georeference: 38515-8-17
Subdivision: SHOREWOOD ESTATES PH 1-5 ADDN
Neighborhood Code: 1L0604

Latitude: 32.6830240672
Longitude: -97.2120156532
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 17

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

Protest Deadline Date: 5/24/2024

Site Number: 02757508

Site Name: SHOREWOOD ESTATES PH 1-5 ADDN-8-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,564

Percent Complete: 100%

Land Sqft^{*}: 4,000

Land Acres^{*}: 0.0918

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:

CYGANOWSKI JAMES
CYGANOWSKI JENNIFER M

Primary Owner Address:

4117 CANAL CT
ARLINGTON, TX 76016

Deed Date: 7/26/2016

Deed Volume:

Deed Page:

Instrument: [D216169486](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARDY JOHN N;HARDY LORETTA A	12/16/2002	00162400000391	0016240	0000391
EVANS JAMES A	10/1/2001	00152070000285	0015207	0000285
KOEHLER CYNTHIA ANN	1/6/1993	00114320001047	0011432	0001047
KOEHLER CYNDI;KOEHLER GERRY	6/29/1987	00089970001769	0008997	0001769
VERNON SAVINGS & LOAN ASSOC	11/5/1986	00087380001598	0008738	0001598
EQUITY PROGRAMS INV CORP	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	\$207,847	\$32,000	\$239,847	\$239,847
2024	\$207,847	\$32,000	\$239,847	\$239,847
2023	\$218,107	\$15,000	\$233,107	\$233,107
2022	\$196,977	\$15,000	\$211,977	\$211,977
2021	\$132,390	\$15,000	\$147,390	\$147,390
2020	\$133,502	\$15,000	\$148,502	\$148,502

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

There are no exemptions for this property

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.