



**Address:** [4506 SHADYWOOD LN](#)  
**City:** COLLEYVILLE  
**Georeference:** 3725-A-27  
**Subdivision:** BROOK MEADOWS ADDITION  
**Neighborhood Code:** 3C050D

**Latitude:** 32.875070712  
**Longitude:** -97.1201316489  
**TAD Map:** 2114-436  
**MAPSCO:** TAR-040R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BROOK MEADOWS ADDITION  
Block A Lot 27

**Jurisdictions:**

CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 1990

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 05522978

**Site Name:** BROOK MEADOWS ADDITION-A-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,644

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 104,298

**Land Acres<sup>\*</sup>:** 2.3943

**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:**

SHAMMAS FAMILY REVOCABLE TRUST

**Primary Owner Address:**

4506 SHADYWOOD LN  
COLLEYVILLE, TX 76034

**Deed Date:** 4/30/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218096851](#)

| Previous Owners                | Date       | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| SEXTON JOSEPH EDWARD           | 6/25/2015  | <a href="#">D215159536</a> |             |           |
| SEXTON JOSEPH EDWARD           | 3/5/2014   | <a href="#">D214074808</a> | 0000000     | 0000000   |
| SEXTON JOSEPH E;SEXTON SUSAN B | 11/15/2002 | 00161870000285             | 0016187     | 0000285   |
| SEXTON JOSEPH;SEXTON SUSAN     | 6/27/2000  | 00145300000419             | 0014530     | 0000419   |
| SEXTON JOSEPH;SEXTON SUSAN     | 8/28/1992  | 00107590000602             | 0010759     | 0000602   |
| RICK WILLIAMS INC              | 1/24/1990  | 00098270001753             | 0009827     | 0001753   |
| BROOK MEADOWS INC              | 1/1/1984   | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$843,340          | \$267,080   | \$1,110,420  | \$1,110,420                  |
| 2024 | \$958,146          | \$267,080   | \$1,225,226  | \$1,225,226                  |
| 2023 | \$935,321          | \$267,080   | \$1,202,401  | \$1,202,401                  |
| 2022 | \$697,671          | \$267,080   | \$964,751    | \$964,751                    |
| 2021 | \$733,092          | \$254,580   | \$987,672    | \$987,672                    |
| 2020 | \$699,402          | \$254,580   | \$953,982    | \$953,982                    |

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.