



**Address:** [2204 WOODLAND OAKS DR](#)  
**City:** ARLINGTON  
**Georeference:** 38010-1-11  
**Subdivision:** SHADY OAKS GARDEN HOME ADDN  
**Neighborhood Code:** 1L020D

**Latitude:** 32.7084302916  
**Longitude:** -97.1883095681  
**TAD Map:** 2090-376  
**MAPSCO:** TAR-080Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SHADY OAKS GARDEN HOME  
ADDN Block 1 Lot 11

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Notice Value:** \$290,320

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

**Site Number:** 05582784

**Site Name:** SHADY OAKS GARDEN HOME ADDN-1-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,551

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,550

**Land Acres<sup>\*</sup>:** 0.1044

**Pool:** N

<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:**

BROOKS MEAGAN

**Primary Owner Address:**

2204 WOODLAND OAKS DR  
ARLINGTON, TX 76013

**Deed Date:** 1/13/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225006054](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLACK TREE ENTERPRISES LLC	9/12/2024	<a href="#">D225006872 CWD</a>		
CARRUTHERS BRIAN S	12/23/2016	<a href="#">D216300408</a>		
HEBNER EMILEE;HEBNER P GEBHARD	10/8/2007	<a href="#">D207380486</a>	0000000	0000000
EVANS JENNIFER	7/22/2005	<a href="#">D205220570</a>	0000000	0000000
THIEM ALBERT EST;THIEM BERNICE	4/8/1991	00102320000281	0010232	0000281
UNIVERSITY SAVINGS ASSN	12/1/1987	00091480002114	0009148	0002114
NASH PHILLIPS/COPUS INC	6/4/1984	00078470001383	0007847	0001383
SKINNER/BOYD PARTNERSHIP	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	\$245,320	\$45,000	\$290,320	\$290,320
2024	\$245,320	\$45,000	\$290,320	\$290,320
2023	\$204,434	\$45,000	\$249,434	\$249,434
2022	\$182,071	\$45,000	\$227,071	\$227,071
2021	\$163,472	\$35,000	\$198,472	\$198,472
2020	\$122,231	\$35,000	\$157,231	\$157,231

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.