



Address: [2706 SHADY HILL CT](#)
City: GRAPEVINE
Georeference: 46093-1-16
Subdivision: WESTERN OAKS (GRAPEVINE)
Neighborhood Code: 3C031L

Latitude: 32.9013124715
Longitude: -97.1057068044
TAD Map: 2120-448
MAPSCO: TAR-041A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTERN OAKS (GRAPEVINE)
Block 1 Lot 16

Jurisdictions:

CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A

Year Built: 1989

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05629462

Site Name: WESTERN OAKS (GRAPEVINE)-1-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,034

Percent Complete: 100%

Land Sqft^{*}: 9,138

Land Acres^{*}: 0.2097

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CANADY BRIAN P

CANADY DEANA M

Primary Owner Address:

2706 SHADY HILL CT
GRAPEVINE, TX 76051

Deed Date: 10/2/2023

Deed Volume:

Deed Page:

Instrument: [D223178963](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SULAK JOHN	10/20/2020	D220272393		
POPOVA ANASTASIA	10/28/2015	D215254756		
ZAVIALOV A POPOVA;ZAVIALOV ILIA	5/9/2011	D211114584	0000000	0000000
PIZZELANTI LAURA;PIZZELANTI MICHAEL	4/19/2002	00156530000131	0015653	0000131
PIZZELANTI LAURA	10/30/2000	00146000000225	0014600	0000225
SZPUNAR WOJCIECH PETER	12/1/1997	00129990000121	0012999	0000121
MARTIN PAUL E	12/30/1994	00118590000426	0011859	0000426
MARTIN PAUL E;MARTIN ROXANNE F	3/25/1994	00115110001361	0011511	0001361
ANDREWS GARY W;ANDREWS LISA C	3/26/1990	00098800000079	0009880	0000079
CALAIS CONST INC	10/20/1989	00097440000625	0009744	0000625
TARFIVE INC	10/27/1988	00094280000361	0009428	0000361
WILDWOOD III JV	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 ⁺
2025	\$594,642	\$104,900	\$699,542	\$699,542
2024	\$594,642	\$104,900	\$699,542	\$699,542
2023	\$531,100	\$104,900	\$636,000	\$535,590
2022	\$382,000	\$104,900	\$486,900	\$486,900
2021	\$405,170	\$62,940	\$468,110	\$468,110
2020	\$377,060	\$62,940	\$440,000	\$440,000

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.