

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 05629462

Address: 2706 SHADY HILL CT

City: GRAPEVINE

Georeference: 46093-1-16

Subdivision: WESTERN OAKS (GRAPEVINE)

Neighborhood Code: 3C031L

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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

Latitude: 32.9013124715

**TAD Map:** 2120-448 **MAPSCO:** TAR-041A

Longitude: -97.1057068044

Parcels: 1

Approximate Size+++: 3,034
Percent Complete: 100%

Land Sqft\*: 9,138 Land Acres\*: 0.2097

Pool: Y

+++ Rounded.

### **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

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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 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**

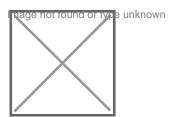
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

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.

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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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