



**Address:** [2525 WILD ROSE CT](#)  
**City:** ARLINGTON  
**Georeference:** 47700-1-1R1A  
**Subdivision:** WOODRIDGE ADDITION (ARLINGTON)  
**Neighborhood Code:** 1X130B

**Latitude:** 32.7787156125  
**Longitude:** -97.0669473718  
**TAD Map:** 2132-404  
**MAPSCO:** TAR-070P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WOODRIDGE ADDITION  
(ARLINGTON) Block 1 Lot 1R1A

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1992

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 06534228

**Site Name:** WOODRIDGE ADDITION (ARLINGTON)-1-1R1A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,231

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,977

**Land Acres<sup>\*</sup>:** 0.2290

**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:**

SHIMANEK MELISSA

SHIMANEK CRAIG

**Primary Owner Address:**

2525 WILD ROSE CT  
ARLINGTON, TX 76006-4805

**Deed Date:** 2/22/2001

**Deed Volume:** 0014779

**Deed Page:** 0000010

**Instrument:** 00147790000010

| Previous Owners               | Date      | Instrument     | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------|-------------|-----------|
| WEAVER BRENT D;WEAVER MELISSA | 3/1/1993  | 00109710000422 | 0010971     | 0000422   |
| BOB MURRAY CUSTOM HOMES INC   | 10/9/1992 | 00108090000702 | 0010809     | 0000702   |
| ACADEMY AWARD HOMES INC       | 4/26/1991 | 00102370001744 | 0010237     | 0001744   |

## 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 | \$274,156          | \$55,000    | \$329,156    | \$329,156                    |
| 2024 | \$325,000          | \$55,000    | \$380,000    | \$380,000                    |
| 2023 | \$304,000          | \$55,000    | \$359,000    | \$359,000                    |
| 2022 | \$297,000          | \$55,000    | \$352,000    | \$333,861                    |
| 2021 | \$257,340          | \$55,000    | \$312,340    | \$303,510                    |
| 2020 | \$220,918          | \$55,000    | \$275,918    | \$275,918                    |

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.