



**Address:** [1106 LYRA LN](#)  
**City:** ARLINGTON  
**Georeference:** 38115-6-3  
**Subdivision:** SHADY VALLEY WEST ADDITION  
**Neighborhood Code:** 1C250C

**Latitude:** 32.7264686527  
**Longitude:** -97.1797749026  
**TAD Map:** 2096-384  
**MAPSCO:** TAR-081N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SHADY VALLEY WEST  
ADDITION Block 6 Lot 3

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** UPTG (00670)

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

**Notice Value:** \$497,862

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

**Site Number:** 07584768

**Site Name:** SHADY VALLEY WEST ADDITION-6-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,783

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,492

**Land Acres<sup>\*</sup>:** 0.1719

**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:**

YOUSIF KHALID  
MERGHANI NIMAT

**Primary Owner Address:**

1106 LYRA LN  
ARLINGTON, TX 76013-8326

**Deed Date:** 1/28/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208037396](#)

| Previous Owners      | Date     | Instrument     | Deed Volume | Deed Page |
|----------------------|----------|----------------|-------------|-----------|
| EID KHALED           | 6/5/2002 | 00157560000269 | 0015756     | 0000269   |
| D R HORTON TEXAS LTD | 1/1/2000 | 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 | \$427,862          | \$70,000    | \$497,862    | \$497,862                    |
| 2024 | \$427,862          | \$70,000    | \$497,862    | \$457,199                    |
| 2023 | \$414,000          | \$70,000    | \$484,000    | \$415,635                    |
| 2022 | \$402,864          | \$60,000    | \$462,864    | \$377,850                    |
| 2021 | \$283,500          | \$60,000    | \$343,500    | \$343,500                    |
| 2020 | \$283,500          | \$60,000    | \$343,500    | \$343,500                    |

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.