



Address: [4024 SHIVER RD](#)
City: FORT WORTH
Georeference: 817H-28-7
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K500K

Latitude: 32.9013598019
Longitude: -97.2982250619
TAD Map: 2060-448
MAPSCO: TAR-035D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ARCADIA PARK ADDITION
Block 28 Lot 7

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40314197

Site Name: ARCADIA PARK ADDITION-28-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,680

Percent Complete: 100%

Land Sqft^{*}: 5,923

Land Acres^{*}: 0.1359

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SHAINI MERLINA

Primary Owner Address:

4024 SHIVER RD
FORT WORTH, TX 76244

Deed Date: 6/22/2018

Deed Volume:

Deed Page:

Instrument: [D218137610](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VELA KACI D;VELA NICHOLAS	12/6/2008	0000000000000000	0000000	0000000
DENMAN KACI D;DENMAN NICHOLAS VELA	4/30/2008	D208166016	0000000	0000000
PRIMACY CLOSING CORPORATION	12/31/2007	D208166015	0000000	0000000
BENSON LATOYA N	6/11/2004	D204187109	0000000	0000000
GEHAN HOMES LTD	9/23/2003	D203377029	0000000	0000000
GEHAN/ARCADIA PARK LP	1/1/2003	0000000000000000	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	\$240,660	\$70,000	\$310,660	\$310,660
2024	\$240,660	\$70,000	\$310,660	\$310,660
2023	\$238,205	\$70,000	\$308,205	\$308,205
2022	\$204,932	\$55,000	\$259,932	\$259,932
2021	\$175,883	\$55,000	\$230,883	\$230,883
2020	\$150,208	\$55,000	\$205,208	\$205,208

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

There are no exemptions for this property

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.