



LOCATION

Address: [1301 CANTERBURY CT](#)
City: ARLINGTON
Georeference: 38100-B-6
Subdivision: SHADY VALLEY ESTATES
Neighborhood Code: 1C250F

Latitude: 32.7246367261
Longitude: -97.1678385287
TAD Map: 2102-384
MAPSCO: TAR-081Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHADY VALLEY ESTATES
Block B Lot 6

Jurisdictions:

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

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$576,322

Protest Deadline Date: 5/15/2025

Site Number: 02727943
Site Name: SHADY VALLEY ESTATES-B-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,570
Percent Complete: 100%
Land Sqft^{*}: 15,369
Land Acres^{*}: 0.3528
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:

PATEL DIPESH

Primary Owner Address:

1301 CANTERBURY CT
ARLINGTON, TX 76013

Deed Date: 5/22/2020
Deed Volume:
Deed Page:
Instrument: [D220117269](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRUTON JANA;BRUTON STEVEN C	8/8/2002	00158880000259	0015888	0000259
CAMPBELL DONNA;CAMPBELL JACK JR	3/7/1991	00101960000023	0010196	0000023
CAMPBELL DONNA;CAMPBELL JACK JR	3/4/1991	00000000000000	0000000	0000000
MASTERS WILLIAM T	12/31/1900	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	\$456,108	\$120,214	\$576,322	\$550,901
2024	\$456,108	\$120,214	\$576,322	\$500,819
2023	\$415,893	\$85,000	\$500,893	\$455,290
2022	\$328,900	\$85,000	\$413,900	\$413,900
2021	\$346,500	\$85,000	\$431,500	\$431,500
2020	\$329,362	\$85,000	\$414,362	\$414,362

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.