



**Address:** [3708 BEVERLY LN](#)  
**City:** ARLINGTON  
**Georeference:** 15052-1-8D-A  
**Subdivision:** GARDEN VALLEY SUBDIVISION  
**Neighborhood Code:** 1L030T

**Latitude:** 32.6862107579  
**Longitude:** -97.1450260721  
**TAD Map:** 2108-368  
**MAPSCO:** TAR-096E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GARDEN VALLEY  
SUBDIVISION Block 1 Lot 8D

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1980

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$324,092

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

**Site Number:** 01032526

**Site Name:** GARDEN VALLEY SUBDIVISION-1-8D-A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,035

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,859

**Land Acres<sup>\*</sup>:** 0.4100

**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:**

MCCANTS PAMELA LYNN  
MCCANTS LARRY

**Primary Owner Address:**

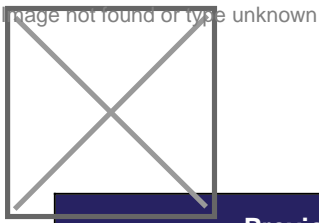
3708 BEVERLY LN  
ARLINGTON, TX 76015-3821

**Deed Date:** 10/2/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223182026](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCANTS LARRY;MCCANTS PAMELA LYNN	7/11/2013	<a href="#">D213197146</a>	0000000	0000000
MCCANTS LARRY	10/31/2003	<a href="#">D203415737</a>	0000000	0000000
STAMBULIC BILLIE S;STAMBULIC JOHN	3/6/2001	00147670000064	0014767	0000064
MCLAUGHLIN LAURIE M	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 <sup>+</sup>
2025	\$254,392	\$69,700	\$324,092	\$309,433
2024	\$254,392	\$69,700	\$324,092	\$281,303
2023	\$248,000	\$69,700	\$317,700	\$255,730
2022	\$223,325	\$61,500	\$284,825	\$232,482
2021	\$169,453	\$61,500	\$230,953	\$211,347
2020	\$144,516	\$61,500	\$206,016	\$192,134

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.