



Address: [5811 SHADY HILL LN](#)
City: ARLINGTON
Georeference: 23260-C-27
Subdivision: LAKERIDGE ESTATES ADDITION
Neighborhood Code: 1L070K

Latitude: 32.6930003653
Longitude: -97.1961114875
TAD Map: 2090-372
MAPSCO: TAR-094G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKERIDGE ESTATES
ADDITION Block C Lot 27

Jurisdictions:

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

State Code: A

Year Built: 1977

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$276,487

Protest Deadline Date: 5/24/2024

Site Number: 01554271

Site Name: LAKERIDGE ESTATES ADDITION-C-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,168

Percent Complete: 100%

Land Sqft^{*}: 7,875

Land Acres^{*}: 0.1807

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:

MANCIA JANCY

Primary Owner Address:

5811 SHADY HILL LN
ARLINGTON, TX 76016

Deed Date: 7/19/2019

Deed Volume:

Deed Page:

Instrument: [D219192388](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOUTH CENTRAL INVESTMENT GROUP LLC	4/2/2019	D219071442		
PONCE AMANDA R	11/16/2007	D207418403	0000000	0000000
SMITH BRION SCOTT	9/26/1985	00083230001256	0008323	0001256
JOHN C HOUTS	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	\$219,612	\$56,875	\$276,487	\$270,100
2024	\$219,612	\$56,875	\$276,487	\$245,545
2023	\$240,933	\$40,000	\$280,933	\$223,223
2022	\$213,278	\$40,000	\$253,278	\$202,930
2021	\$144,482	\$40,000	\$184,482	\$184,482
2020	\$138,095	\$40,000	\$178,095	\$178,095

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.