



**Address:** [3806 COUNTRY CLUB RD](#)  
**City:** ARLINGTON  
**Georeference:** 38090-4-8  
**Subdivision:** SHADY VALLEY ACRES ADDITION  
**Neighborhood Code:** 1C220F

**Latitude:** 32.7190926149  
**Longitude:** -97.1671827792  
**TAD Map:** 2102-380  
**MAPSCO:** TAR-081U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SHADY VALLEY ACRES  
ADDITION Block 4 Lot 8

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1967

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02726475

**Site Name:** SHADY VALLEY ACRES ADDITION-4-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,966

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,000

**Land Acres<sup>\*</sup>:** 0.3443

**Pool:** Y

<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:**

CHANCE SCOTT CHRISTOPHER

CHANCE MARCIE JOY

**Primary Owner Address:**

3806 COUNTRY CLUB RD

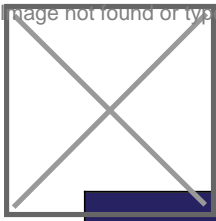
ARLINGTON, TX 76013

**Deed Date:** 4/3/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217074204](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DVORAK MARY C;DVORAK MICHAEL A	6/30/2009	<a href="#">D209176413</a>	0000000	0000000
CAMPBELL JOE H;CAMPBELL KAREN L	4/19/1999	00137710000356	0013771	0000356
BENNETT FRED J	12/31/1900	000000000000000	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	\$350,232	\$100,300	\$450,532	\$450,532
2024	\$350,232	\$100,300	\$450,532	\$450,532
2023	\$387,661	\$100,300	\$487,961	\$487,961
2022	\$365,032	\$51,000	\$416,032	\$416,032
2021	\$287,122	\$51,000	\$338,122	\$338,122
2020	\$263,207	\$51,000	\$314,207	\$314,207

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.