



Address: [3900 S SHADYCREEK DR](#)
City: ARLINGTON
Georeference: 38105-1R-12
Subdivision: SHADY VALLEY NORTH ADDITION
Neighborhood Code: 1C250E

Latitude: 32.7288442528
Longitude: -97.1695600954
TAD Map: 2096-384
MAPSCO: TAR-081K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHADY VALLEY NORTH
ADDITION Block 1R Lot 12

Jurisdictions:

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

State Code: A

Year Built: 1981

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LL (06/01/24)

Notice Sent Date: 4/15/2025

Notice Value: \$397,533

Protest Deadline Date: 5/24/2024

Site Number: 02729679

Site Name: SHADY VALLEY NORTH ADDITION-1R-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,535

Percent Complete: 100%

Land Sqft^{*}: 9,625

Land Acres^{*}: 0.2209

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

YOU MANQUIU

Primary Owner Address:

3900 S SAHDYCREEK DR
ARLINGTON, TX 76013

Deed Date: 6/18/2019

Deed Volume:

Deed Page:

Instrument: [D219133649](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RISHAVY DE LORES G	7/18/1994	000000000000000	0000000	0000000
RISHAVY DELORE;RISHAVY RICHARD F	8/30/1984	00079370000363	0007937	0000363
JOHN R. BENNETT	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 ⁺
2025	\$320,533	\$77,000	\$397,533	\$371,881
2024	\$320,533	\$77,000	\$397,533	\$338,074
2023	\$324,955	\$65,000	\$389,955	\$307,340
2022	\$266,312	\$65,000	\$331,312	\$279,400
2021	\$189,000	\$65,000	\$254,000	\$254,000
2020	\$207,859	\$65,000	\$272,859	\$272,859

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.