



**Address:** [3311 S SHADY LN](#)  
**City:** ARLINGTON  
**Georeference:** A 13-4BB  
**Subdivision:** ABBOTT, B R SURVEY  
**Neighborhood Code:** 1M010R

**Latitude:** 32.6190810367  
**Longitude:** -97.1636210796  
**TAD Map:** 2102-344  
**MAPSCO:** TAR-109Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ABBOTT, B R SURVEY Abstract  
13 Tract 4BB & A 2042 TR 1A13

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1975

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY VALUE PROTEST (00992)

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

**Notice Value:** \$462,552

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

**Site Number:** 03714497

**Site Name:** ABBOTT, B R SURVEY-4BB-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,989

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 49,266

**Land Acres<sup>\*</sup>:** 1.1310

**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:**

GRIFFITH JACK WARD EVANS

**Primary Owner Address:**

3311 S SHADY LN  
ARLINGTON, TX 76001

**Deed Date:** 11/22/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221350922](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WONDERFUL HOMES LLC	2/19/2021	<a href="#">D221048121</a>		
SDAL HOLDINGS LLC	2/19/2021	<a href="#">D221045708</a>		
ELMORE GARY L	1/13/1992	00105030001770	0010503	0001770
TEAM BANK	7/2/1991	00103050001885	0010305	0001885
WALKER DAVID A;WALKER LINDA F	3/31/1988	00092340000853	0009234	0000853
PIONEER NAT'L BANK	10/6/1987	00090890001250	0009089	0001250
MCELREATH MICKEY	5/30/1984	00078420001349	0007842	0001349
ANDERSON CURTIS R	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	\$256,002	\$206,550	\$462,552	\$462,552
2024	\$256,002	\$206,550	\$462,552	\$459,679
2023	\$257,178	\$206,550	\$463,728	\$417,890
2022	\$198,350	\$181,550	\$379,900	\$379,900
2021	\$136,290	\$73,515	\$209,805	\$209,805
2020	\$137,344	\$73,515	\$210,859	\$208,733

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.