



Address: [3309 S SHADY LN](#)
City: ARLINGTON
Georeference: A 13-4CC
Subdivision: ABBOTT, B R SURVEY
Neighborhood Code: 1M010R

Latitude: 32.6190760715
Longitude: -97.1632299394
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 4CC & ABST 2042 TR 1A14

Jurisdictions:

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

State Code: A

Year Built: 1971

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$334,060

Protest Deadline Date: 5/24/2024

Site Number: 03714519

Site Name: ABBOTT, B R SURVEY-4CC-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,377

Percent Complete: 100%

Land Sqft^{*}: 49,658

Land Acres^{*}: 1.1400

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:

WENGER CARLA L

Primary Owner Address:

3309 S SHADY LN
ARLINGTON, TX 76001-7729

Deed Date: 6/7/2010

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D210134688](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WENGER CARLA L;WENGER MICHAEL T	12/21/1992	00108910001169	0010891	0001169
COLEMAN HAROLD P	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	\$127,060	\$207,000	\$334,060	\$268,743
2024	\$127,060	\$207,000	\$334,060	\$244,312
2023	\$129,263	\$207,000	\$336,263	\$222,102
2022	\$107,664	\$182,000	\$289,664	\$201,911
2021	\$109,455	\$74,100	\$183,555	\$183,555
2020	\$113,683	\$74,100	\$187,783	\$187,783

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.