



Address: [2805 S SHADY LN](#)
City: ARLINGTON
Georeference: A 13-4D
Subdivision: ABBOTT, B R SURVEY
Neighborhood Code: 1M010R

Latitude: 32.6191808722
Longitude: -97.1579911799
TAD Map: 2102-344
MAPSCO: TAR-109R



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 4D & ABST 2042 TR 1A1

Jurisdictions:

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

State Code: A

Year Built: 1970

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$430,246

Protest Deadline Date: 5/24/2024

Site Number: 04344065

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

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,769

Percent Complete: 100%

Land Sqft^{*}: 41,817

Land Acres^{*}: 0.9600

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HUGHES RANDY S II

Primary Owner Address:

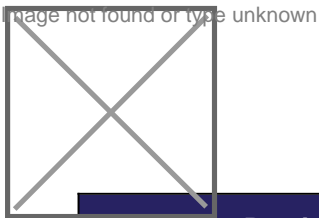
2805 S SHADY LN
ARLINGTON, TX 76001

Deed Date: 3/26/2020

Deed Volume:

Deed Page:

Instrument: [D220073270](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|------------|-----------------|-------------|-----------|
| MCMASTERS JAMES R | 6/17/2002 | 001577600000047 | 0015776 | 0000047 |
| BREWER DONNA | 7/21/1998 | 000000000000000 | 0000000 | 0000000 |
| BREWER DONNA;BREWER JERALD EST | 2/25/1993 | 00109640001748 | 0010964 | 0001748 |
| WEEKS TOMMY R | 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 | \$232,246 | \$198,000 | \$430,246 | \$348,612 |
| 2024 | \$232,246 | \$198,000 | \$430,246 | \$316,920 |
| 2023 | \$305,392 | \$198,000 | \$503,392 | \$288,109 |
| 2022 | \$243,770 | \$173,000 | \$416,770 | \$261,917 |
| 2021 | \$175,706 | \$62,400 | \$238,106 | \$238,106 |
| 2020 | \$175,706 | \$62,400 | \$238,106 | \$238,106 |

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.