



**Address:** [2904 S SHADY LN](#)  
**City:** ARLINGTON  
**Georeference:** A 13-4J  
**Subdivision:** ABBOTT, B R SURVEY  
**Neighborhood Code:** 1M010R

**Latitude:** 32.6179174503  
**Longitude:** -97.1590686317  
**TAD Map:** 2102-344  
**MAPSCO:** TAR-109U



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 4J

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1973

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 04344103

**Site Name:** ABBOTT, B R SURVEY-4J

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,906

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 61,985

**Land Acres<sup>\*</sup>:** 1.4230

**Pool:** N

<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:**

ANTONIO N VIZCARRONDO JR REVOCABLE TRUST

**Primary Owner Address:**

2904 S SHADY LN  
ARLINGTON, TX 76001

**Deed Date:** 5/18/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222131900](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BERUMEN ARMANDO;BERUMEN GRACIELA	4/28/2020	<a href="#">D220096774</a>		
MONTENEGRO CYNTHIA R	2/5/2013	<a href="#">D213048143</a>	0000000	0000000
MONTENEGRO MANUEL	6/25/2004	<a href="#">D204212035</a>	0000000	0000000
LIGHTFOOT DORIS;LIGHTFOOT RICHARD	12/31/1900	00044920000231	0004492	0000231

## 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	\$237,849	\$221,150	\$458,999	\$458,999
2024	\$237,849	\$221,150	\$458,999	\$458,999
2023	\$239,035	\$221,150	\$460,185	\$460,185
2022	\$94,242	\$196,150	\$290,392	\$207,148
2021	\$95,821	\$92,495	\$188,316	\$188,316
2020	\$121,142	\$92,495	\$213,637	\$213,637

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.