



Address: [2718 S SHADY LN](#)
City: ARLINGTON
Georeference: 17--4
Subdivision: ABBOTT, B R ADDITION
Neighborhood Code: 1M010S

Latitude: 32.6177001997
Longitude: -97.1569192024
TAD Map: 2102-344
MAPSCO: TAR-109V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ABBOTT, B R ADDITION Lot 4

Jurisdictions:

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

State Code: A

Year Built: 1997

Personal Property Account: N/A

Agent: PEYCO SOUTHWEST REALTY INC (00506)

Notice Sent Date: 4/15/2025

Notice Value: \$713,000

Protest Deadline Date: 5/24/2024

Site Number: 06825621
Site Name: ABBOTT, B R ADDITION-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,493
Percent Complete: 100%
Land Sqft^{*}: 42,645
Land Acres^{*}: 0.9790
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:

HARRIS TIM
HARRIS TAMMY

Primary Owner Address:

2718 S SHADY LN
ARLINGTON, TX 76001-7742

Deed Date: 3/1/1996
Deed Volume: 0012296
Deed Page: 0000231
Instrument: 00122960000231

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEMLER DON DICKERSON;SEMLER TIM	1/1/1995	0000000000000000	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	\$463,050	\$198,950	\$662,000	\$644,205
2024	\$514,050	\$198,950	\$713,000	\$585,641
2023	\$511,050	\$198,950	\$710,000	\$532,401
2022	\$458,050	\$173,950	\$632,000	\$484,001
2021	\$376,366	\$63,635	\$440,001	\$440,001
2020	\$376,365	\$63,635	\$440,000	\$440,000

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.