



**Address:** [3506 VISTA CHASE CT](#)  
**City:** ARLINGTON  
**Georeference:** 798H-1-20  
**Subdivision:** ARBOR OAKS ESTATES ADDITION  
**Neighborhood Code:** 1M010F

**Latitude:** 32.6259148843  
**Longitude:** -97.1653557574  
**TAD Map:** 2102-348  
**MAPSCO:** TAR-109Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ARBOR OAKS ESTATES  
ADDITION Block 1 Lot 20

**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:** None

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

**Notice Value:** \$512,130

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

**Site Number:** 06942830

**Site Name:** ARBOR OAKS ESTATES ADDITION-1-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,929

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,979

**Land Acres<sup>\*</sup>:** 0.2750

**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:**

BROWN JAY  
BROWN MICHELLE

**Primary Owner Address:**

3506 VISTA CHASE CT  
ARLINGTON, TX 76001-6962

**Deed Date:** 9/18/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213246848](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CANCLINI JEFFREY;CANCLINI SHARON	8/6/2001	00152090000133	0015209	0000133
NIENHUIS MARIANNE;NIENHUIS MARK L	8/31/1998	00134080000027	0013408	0000027
TIMOTHY R BOTHE CONSTRUCT INC	1/17/1997	00126500000641	0012650	0000641
ARBOR OAKS JOINT VENTURE	1/1/1996	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	\$415,880	\$96,250	\$512,130	\$512,130
2024	\$415,880	\$96,250	\$512,130	\$499,456
2023	\$395,371	\$96,250	\$491,621	\$454,051
2022	\$375,515	\$82,500	\$458,015	\$412,774
2021	\$319,412	\$60,000	\$379,412	\$375,249
2020	\$281,135	\$60,000	\$341,135	\$341,135

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.