



**Address:** [3106 SHADOW DR W](#)  
**City:** ARLINGTON  
**Georeference:** 14213C-7-24  
**Subdivision:** FOREST HILLS ADDITION-ARLINGTON  
**Neighborhood Code:** 1X130C

**Latitude:** 32.7892666276  
**Longitude:** -97.0698133825  
**TAD Map:** 2132-408  
**MAPSCO:** TAR-070E



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

**PROPERTY DATA**

**Legal Description:** FOREST HILLS ADDITION-  
ARLINGTON Block 7 Lot 24 & PART OF COMMON  
AREA

**Jurisdictions:**  
CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A  
**Year Built:** 1990  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 05779278  
**Site Name:** FOREST HILLS ADDITION-ARLINGTON-7-24  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,724  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,905  
**Land Acres<sup>\*</sup>:** 0.2503  
**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:**

AIPO THIERRY F  
AIPO MECCY

**Primary Owner Address:**

3106 SHADOW DR W  
ARLINGTON, TX 76006

**Deed Date:** 7/26/2024**Deed Volume:****Deed Page:****Instrument:** [D224133082](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHAUGHNESSY ANN;SHAUGHNESSY JAMES	10/4/2006	<a href="#">D206339803</a>	0000000	0000000
MOSER ANN A	10/1/1990	00100660001869	0010066	0001869
DUFFY & DUFFY BUILDERS INC	9/28/1990	00100660001361	0010066	0001361
GUARDIAN SAVINGS & LOAN ASSN	1/11/1990	00098130001417	0009813	0001417
GREEN OAKS JV	1/1/1985	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	\$0	\$0	\$0	\$0
2024	\$377,979	\$95,000	\$472,979	\$472,979
2023	\$356,140	\$95,000	\$451,140	\$409,560
2022	\$304,489	\$95,000	\$399,489	\$372,327
2021	\$253,479	\$85,000	\$338,479	\$338,479
2020	\$239,631	\$85,000	\$324,631	\$324,631

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.