



**Address:** [3102 SHADOW DR W](#)  
**City:** ARLINGTON  
**Georeference:** 14213C-7-25  
**Subdivision:** FOREST HILLS ADDITION-ARLINGTON  
**Neighborhood Code:** 1X130C

**Latitude:** 32.789207549  
**Longitude:** -97.0700940561  
**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 25 & 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:** 1988  
**Personal Property Account:** N/A  
**Agent:** OCONNOR & ASSOCIATES (00436)  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 05779286  
**Site Name:** FOREST HILLS ADDITION-ARLINGTON-7-25  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,966  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,874  
**Land Acres<sup>\*</sup>:** 0.2725  
**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:**

POTICNY DANIEL J  
POTICNY STEPHANIE

**Primary Owner Address:**

3102 SHADOW DR W  
ARLINGTON, TX 76006-2768

**Deed Date:** 9/30/1994**Deed Volume:** 0011753**Deed Page:** 0000179**Instrument:** 00117530000179

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRUDENTIAL RESIDENTIAL SERV	6/7/1994	00117530000175	0011753	0000175
BOISTURE NANCY T;BOISTURE WORTH W	6/13/1990	00099670000993	0009967	0000993
SOUTHWEST SAVINGS ASSN	5/2/1989	00095810001966	0009581	0001966
CLASSIC CUSTOM HOMES INC	5/2/1988	00092630001298	0009263	0001298
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	\$435,943	\$95,000	\$530,943	\$530,943
2023	\$462,000	\$95,000	\$557,000	\$508,079
2022	\$432,312	\$95,000	\$527,312	\$461,890
2021	\$334,900	\$85,000	\$419,900	\$419,900
2020	\$334,900	\$85,000	\$419,900	\$419,900

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.