



**Address:** [3012 CASCADE LN](#)  
**City:** ARLINGTON  
**Georeference:** 3480-17R-6  
**Subdivision:** BRIAR MEADOW ADDITION  
**Neighborhood Code:** 1S010A

**Latitude:** 32.6943806509  
**Longitude:** -97.0745358774  
**TAD Map:** 2126-372  
**MAPSCO:** TAR-098E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BRIAR MEADOW ADDITION  
Block 17R Lot 6

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$308,364

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

**Site Number:** 00270725

**Site Name:** BRIAR MEADOW ADDITION-17R-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,860

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,400

**Land Acres<sup>\*</sup>:** 0.1928

**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:**

NGUYEN TRAM NGOC  
HERNANDEZ JAKE C

**Primary Owner Address:**

3012 CASCADE LN  
ARLINGTON, TX 76014-2616

**Deed Date:** 11/17/2003

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D203440167](#)

| Previous Owners                  | Date       | Instrument     | Deed Volume | Deed Page |
|----------------------------------|------------|----------------|-------------|-----------|
| KITCHENS DAVID;KITCHENS MICHELLE | 7/16/1999  | 00139230000231 | 0013923     | 0000231   |
| BURTON GREGORY V                 | 12/31/1900 | 00069320002183 | 0006932     | 0002183   |

## 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 | \$232,764          | \$75,600    | \$308,364    | \$256,262                    |
| 2024 | \$232,764          | \$75,600    | \$308,364    | \$232,965                    |
| 2023 | \$224,380          | \$35,000    | \$259,380    | \$211,786                    |
| 2022 | \$180,772          | \$35,000    | \$215,772    | \$192,533                    |
| 2021 | \$187,168          | \$35,000    | \$222,168    | \$175,030                    |
| 2020 | \$161,461          | \$35,000    | \$196,461    | \$159,118                    |

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.