



**Address:** [3104 MONTIES LN](#)  
**City:** ARLINGTON  
**Georeference:** 26498-4-14  
**Subdivision:** MONTIE'S RANCHETTES SUB  
**Neighborhood Code:** 1L030I

**Latitude:** 32.6946709409  
**Longitude:** -97.1480222343  
**TAD Map:** 2108-372  
**MAPSCO:** TAR-096A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MONTIE'S RANCHETTES SUB  
Block 4 Lot 14

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1975

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$341,448

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

**Site Number:** 01797964

**Site Name:** MONTIE'S RANCHETTES SUB-4-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,662

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,115

**Land Acres<sup>\*</sup>:** 0.2322

**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:**

TAWDROS GEORGE F

**Primary Owner Address:**

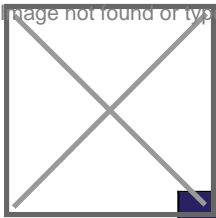
714 FOCH DR  
WILLISTON PARK, NY 11596

**Deed Date:** 4/22/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225070803](#)



| Previous Owners     | Date       | Instrument      | Deed Volume | Deed Page |
|---------------------|------------|-----------------|-------------|-----------|
| HUNT ANNETTE PARISH | 8/2/2000   | 000000000000000 | 0000000     | 0000000   |
| HUNT PHILLIP W EST  | 12/31/1900 | 000000000000000 | 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 | \$286,448          | \$55,000    | \$341,448    | \$341,448                    |
| 2024 | \$286,448          | \$55,000    | \$341,448    | \$333,652                    |
| 2023 | \$289,006          | \$55,000    | \$344,006    | \$303,320                    |
| 2022 | \$240,507          | \$55,000    | \$295,507    | \$275,745                    |
| 2021 | \$263,024          | \$20,000    | \$283,024    | \$250,677                    |
| 2020 | \$234,925          | \$20,000    | \$254,925    | \$227,888                    |

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.