



Address: [3206 MONTIES LN](#)
City: ARLINGTON
Georeference: 26498-4-20
Subdivision: MONTIE'S RANCHETTES SUB
Neighborhood Code: 1L030I

Latitude: 32.6933409043
Longitude: -97.1480287994
TAD Map: 2108-372
MAPSCO: TAR-096E



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 20

Jurisdictions:

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

State Code: A

Year Built: 1973

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$299,328

Protest Deadline Date: 5/24/2024

Site Number: 01798022

Site Name: MONTIE'S RANCHETTES SUB-4-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,689

Percent Complete: 100%

Land Sqft^{*}: 10,000

Land Acres^{*}: 0.2295

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:

WEAKLEY AARON
RANGEL EVA

Primary Owner Address:

3206 MONTIES LN
ARLINGTON, TX 76015

Deed Date: 7/23/2024

Deed Volume:

Deed Page:

Instrument: [D224130677](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOLDUC NORMA F	7/15/2014	D214151702	0000000	0000000
MCCLURE JILL B;MCCLURE RANDALL	9/30/2010	D210246825	0000000	0000000
PARR APRIL;PARR JASON	4/27/2009	D209114975	0000000	0000000
FANNIE MAE	2/3/2009	D209029313	0000000	0000000
FIFE DENA	2/17/2005	D205052621	0000000	0000000
MCCANDLESS JOHN R;MCCANDLESS NANCY	3/11/1993	00109920001709	0010992	0001709
BLOOM HERBERT L JR	7/12/1985	00082420000524	0008242	0000524
CARL K CRIMMINGS	12/31/1900	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 ⁺
2025	\$244,328	\$55,000	\$299,328	\$299,328
2024	\$244,328	\$55,000	\$299,328	\$299,328
2023	\$248,217	\$55,000	\$303,217	\$288,242
2022	\$207,038	\$55,000	\$262,038	\$262,038
2021	\$226,397	\$20,000	\$246,397	\$246,397
2020	\$252,136	\$20,000	\$272,136	\$236,745

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.