



Address: [3109 VERNON DR](#)
City: ARLINGTON
Georeference: 26498-6-12
Subdivision: MONTIE'S RANCHETTES SUB
Neighborhood Code: 1L030I

Latitude: 32.6941713776
Longitude: -97.1464226939
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 6 Lot 12

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: \$326,830
Protest Deadline Date: 5/24/2024

Site Number: 01798391
Site Name: MONTIE'S RANCHETTES SUB-6-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,102
Percent Complete: 100%
Land Sqft^{*}: 11,560
Land Acres^{*}: 0.2653
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:
HOWLAND RAY W
HOWLAND NANCY J
Primary Owner Address:
3109 VERNON DR
ARLINGTON, TX 76015-2021

Deed Date: 9/26/1989
Deed Volume: 0009721
Deed Page: 0000478
Instrument: 00097210000478

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLETCHER JAMES M	12/31/1900	0000000000000000	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	\$271,830	\$55,000	\$326,830	\$326,830
2024	\$271,830	\$55,000	\$326,830	\$308,421
2023	\$274,079	\$55,000	\$329,079	\$280,383
2022	\$226,854	\$55,000	\$281,854	\$254,894
2021	\$246,489	\$20,000	\$266,489	\$231,722
2020	\$222,033	\$20,000	\$242,033	\$210,656

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.