



Address: [3609 PRATHER CT](#)
City: ARLINGTON
Georeference: 27625-C-12
Subdivision: MC KAMY OAKS ADDITION
Neighborhood Code: 1L130X

Latitude: 32.6606671045
Longitude: -97.1655706492
TAD Map: 2102-360
MAPSCO: TAR-095Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MC KAMY OAKS ADDITION
Block C 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: 1984

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$361,294

Protest Deadline Date: 5/24/2024

Site Number: 01855727

Site Name: MC KAMY OAKS ADDITION-C-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,125

Percent Complete: 100%

Land Sqft^{*}: 8,890

Land Acres^{*}: 0.2040

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ROUNSAVILLE SHERRY

Primary Owner Address:

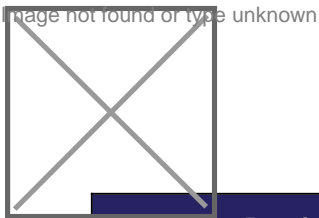
3609 PRATHER CT
ARLINGTON, TX 76017

Deed Date: 6/8/2018

Deed Volume:

Deed Page:

Instrument: [D218126110](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GIBSON GROVER C	8/30/2013	D213234137	0000000	0000000
MOTES LAURA L;MOTES PAUL R	6/17/1996	00124130000816	0012413	0000816
JOHNSON AMY S;JOHNSON MARK D	6/27/1989	00096860000420	0009686	0000420
MALONE DONNA;MALONE MICHAEL P	3/7/1984	00077630002263	0007763	0002263
GIBALTAR SAVINGS ASSOC	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	\$286,294	\$75,000	\$361,294	\$361,294
2024	\$286,294	\$75,000	\$361,294	\$335,907
2023	\$319,506	\$55,000	\$374,506	\$305,370
2022	\$222,609	\$55,000	\$277,609	\$277,609
2021	\$224,420	\$55,000	\$279,420	\$279,420
2020	\$207,265	\$55,000	\$262,265	\$262,265

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.