



**Address:** [804 MONTICELLO CT](#)  
**City:** ARLINGTON  
**Georeference:** 30590-1-12  
**Subdivision:** OAK HOLLOW (ARLINGTON)  
**Neighborhood Code:** 1X020K

**Latitude:** 32.7457447584  
**Longitude:** -97.1383292391  
**TAD Map:** 2108-392  
**MAPSCO:** TAR-082B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK HOLLOW (ARLINGTON)  
Block 1 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:** 1968

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02007916

**Site Name:** OAK HOLLOW (ARLINGTON)-1-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,421

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,776

**Land Acres<sup>\*</sup>:** 0.2014

**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:**

PRP VENTURE HOLDINGS LLC

**Primary Owner Address:**

PO BOX 120292  
ARLINGTON, TX 76012

**Deed Date:** 4/21/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217090935](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN KHOI	2/3/2017	<a href="#">D217027553</a>		
NGUYEN KHOI ETAL	1/5/2005	<a href="#">D205014125</a>	0000000	0000000
SMITH ELIZABETH A	9/15/2000	00145310000348	0014531	0000348
MARSH MARY COLETTE	11/22/1994	00118010001321	0011801	0001321
SEC OF HUD	5/3/1994	00115800002051	0011580	0002051
CRACKER ROBERT L;CRACKER SERENA	8/5/1986	00086920001880	0008692	0001880
ROSSER BEV;ROSSER WILLIAM H III	9/9/1985	00083010001912	0008301	0001912
CRAKER ROBT L;CRAKER SERENA L	8/8/1983	00075780002139	0007578	0002139
TORALPH H HILL	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 <sup>+</sup>
2025	\$140,172	\$70,208	\$210,380	\$210,380
2024	\$140,172	\$70,208	\$210,380	\$210,380
2023	\$136,568	\$70,208	\$206,776	\$206,776
2022	\$123,373	\$40,000	\$163,373	\$163,373
2021	\$125,628	\$17,000	\$142,628	\$142,628
2020	\$147,805	\$17,000	\$164,805	\$164,805

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

There are no exemptions for this property

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.