



Address: [3212 TRANQUILITY DR](#)
City: ARLINGTON
Georeference: 30675-2-60
Subdivision: OAK RIDGE ESTATES (ARLINGTON)
Neighborhood Code: 1L060H

Latitude: 32.6929442519
Longitude: -97.2082987753
TAD Map: 2084-372
MAPSCO: TAR-094F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OAK RIDGE ESTATES
(ARLINGTON) Block 2 Lot 60

Jurisdictions:

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

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 02034859

Site Name: OAK RIDGE ESTATES (ARLINGTON)-2-60

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,320

Percent Complete: 100%

Land Sqft^{*}: 8,050

Land Acres^{*}: 0.1848

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:

THE GUERRERO REVOCABLE LIVING TRUST

Primary Owner Address:

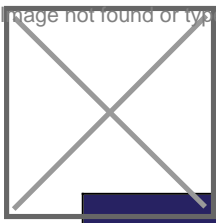
5409 GRENADA DR
FORT WORTH, TX 76119

Deed Date: 4/21/2022

Deed Volume:

Deed Page:

Instrument: [D222110798](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUERRERO MUNOZ LUIS R	6/28/2019	D219141928		
HOOKER THOMAS HARRISON	7/15/1998	00133350000083	0013335	0000083
HOOKER DIANN D;HOOKER THOMAS H	4/23/1997	00127510000277	0012751	0000277
NIXON MARIA B;NIXON MARK C	9/22/1988	00093900000217	0009390	0000217
GEARHARD RAYMOND	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	\$226,429	\$95,000	\$321,429	\$321,429
2024	\$265,000	\$95,000	\$360,000	\$360,000
2023	\$247,000	\$95,000	\$342,000	\$342,000
2022	\$226,339	\$95,000	\$321,339	\$321,339
2021	\$116,500	\$95,000	\$211,500	\$211,500
2020	\$116,500	\$95,000	\$211,500	\$211,500

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.