



**Address:** [3409 SWAN CT](#)  
**City:** ARLINGTON  
**Georeference:** 45395-2-21  
**Subdivision:** WAVERLY PLACE  
**Neighborhood Code:** 1S010P

**Latitude:** 32.6891284255  
**Longitude:** -97.1188202481  
**TAD Map:** 2114-372  
**MAPSCO:** TAR-096H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WAVERLY PLACE Block 2 Lot 21

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX PROTEST (00795)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$291,643

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

**Site Number:** 05489601

**Site Name:** WAVERLY PLACE-2-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,554

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,984

**Land Acres<sup>\*</sup>:** 0.1603

**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:**

SOUTH DAVID A  
SOUTH FELICIA A

**Primary Owner Address:**

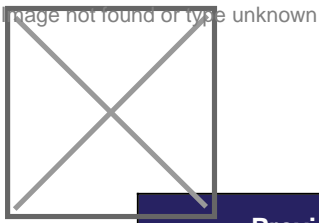
3409 SWAN CT  
ARLINGTON, TX 76015

**Deed Date:** 8/27/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208340871](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOUTH LINDA K;SOUTH ROGER	7/28/1999	00139410000175	0013941	0000175
SMITH JANE H;SMITH RICKEY G	9/10/1985	00083040000144	0008304	0000144
U S HOME CORP	7/26/1985	00082560000884	0008256	0000884
D S ENTERPRISES INC	9/26/1984	00079610001350	0007961	0001350

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	\$228,787	\$62,856	\$291,643	\$205,862
2024	\$228,787	\$62,856	\$291,643	\$187,147
2023	\$263,217	\$14,000	\$277,217	\$170,134
2022	\$193,734	\$14,000	\$207,734	\$154,667
2021	\$181,199	\$14,000	\$195,199	\$140,606
2020	\$196,233	\$14,000	\$210,233	\$127,824

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.