



Address: [2702 MONTHAVEN DR](#)
City: ARLINGTON
Georeference: 48027H-3-2
Subdivision: YORK MEADOW
Neighborhood Code: 1M010I

Latitude: 32.6221243382
Longitude: -97.1544557273
TAD Map: 2102-344
MAPSCO: TAR-109R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: YORK MEADOW Block 3 Lot 2

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

State Code: A

Year Built: 1993

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$329,901

Protest Deadline Date: 5/24/2024

Site Number: 06288227
Site Name: YORK MEADOW-3-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,768
Percent Complete: 100%
Land Sqft^{*}: 7,210
Land Acres^{*}: 0.1655
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:

SMITH DERRICK D
SMITH LASHALL

Primary Owner Address:

2702 MONTHAVEN DR
ARLINGTON, TX 76001-6937

Deed Date: 11/24/1993
Deed Volume: 0011343
Deed Page: 0002306
Instrument: 00113430002306

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	8/31/1993	00112250000859	0011225	0000859
SOUTHWEST CONCEPTS INC	12/20/1990	00101300001611	0010130	0001611
TEXAS COMMERCE BANK-ARL	8/10/1990	00100130000874	0010013	0000874
D S ENTERPRISES INC	1/1/1988	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	\$271,976	\$57,925	\$329,901	\$324,259
2024	\$271,976	\$57,925	\$329,901	\$294,781
2023	\$271,460	\$57,925	\$329,385	\$267,983
2022	\$203,464	\$49,650	\$253,114	\$243,621
2021	\$186,474	\$35,000	\$221,474	\$221,474
2020	\$187,875	\$35,000	\$222,875	\$213,231

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.