



Address: [2804 MONTHAVEN DR](#)
City: ARLINGTON
Georeference: 48027H-3-9
Subdivision: YORK MEADOW
Neighborhood Code: 1M010I

Latitude: 32.62213151
Longitude: -97.1558816668
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 9

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: P E PENNINGTON & CO INC (00051)

Protest Deadline Date: 5/24/2024

Site Number: 06288316

Site Name: YORK MEADOW-3-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,593

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:

BATES SAM S

Primary Owner Address:

539 W COMMERCE ST SUITE 5582
DALLAS, TX 75208

Deed Date: 10/2/2018

Deed Volume:

Deed Page:

Instrument: [D218226336](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARADIGM REAL ESTATE INVESTMENTS LLC	8/28/2017	D217206033		
BATES SAM	3/14/2011	D211062732	0000000	0000000
FEDERAL NATIONAL MTG ASSN	7/6/2010	D210164179	0000000	0000000
PEREZ MARCO ANTONIO	4/26/2007	D207150171	0000000	0000000
SWEETLAND MELISSA Y	3/28/2002	00155750000181	0015575	0000181
RAINEY ALLAN W;RAINEY KAREN	8/12/1993	00111940002302	0011194	0002302
CHOICE HOMES INC	5/12/1993	00110620002345	0011062	0002345
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	\$198,325	\$57,925	\$256,250	\$256,250
2024	\$214,396	\$57,925	\$272,321	\$272,321
2023	\$192,075	\$57,925	\$250,000	\$250,000
2022	\$173,679	\$49,650	\$223,329	\$223,329
2021	\$144,000	\$35,000	\$179,000	\$179,000
2020	\$144,000	\$35,000	\$179,000	\$179,000

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

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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.