



**Address:** [3414 MAYFLOWER CT](#)  
**City:** ARLINGTON  
**Georeference:** 25313-1-7  
**Subdivision:** MAYFLOWER MEADOWS ADDITION  
**Neighborhood Code:** 1S010S

**Latitude:** 32.6904158654  
**Longitude:** -97.0912193095  
**TAD Map:** 2120-372  
**MAPSCO:** TAR-097G



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MAYFLOWER MEADOWS  
ADDITION Block 1 Lot 7

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

**State Code:** A  
**Year Built:** 1996  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$339,724  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06639461  
**Site Name:** MAYFLOWER MEADOWS ADDITION-1-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,938  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,212  
**Land Acres<sup>\*</sup>:** 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:**  
PHAM THUAN DAC  
PHAM NGAN KIM  
**Primary Owner Address:**  
3414 MAYFLOWER CT  
ARLINGTON, TX 76014-3356

**Deed Date:** 3/28/1996  
**Deed Volume:** 0012319  
**Deed Page:** 0001578  
**Instrument:** 00123190001578

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIERRA DEVELOPEMENT INC	1/1/1993	0000000000000000	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	\$274,816	\$64,908	\$339,724	\$315,237
2024	\$274,816	\$64,908	\$339,724	\$286,579
2023	\$276,179	\$20,000	\$296,179	\$260,526
2022	\$256,310	\$20,000	\$276,310	\$236,842
2021	\$200,672	\$20,000	\$220,672	\$215,311
2020	\$201,654	\$20,000	\$221,654	\$195,737

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.