



**Address:** [3439 MAYFLOWER CT](#)  
**City:** ARLINGTON  
**Georeference:** 25313-1-22  
**Subdivision:** MAYFLOWER MEADOWS ADDITION  
**Neighborhood Code:** 1S010S

**Latitude:** 32.6883661642  
**Longitude:** -97.0906053115  
**TAD Map:** 2126-368  
**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 22

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$295,205

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

**Site Number:** 06639631

**Site Name:** MAYFLOWER MEADOWS ADDITION-1-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,594

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,170

**Land Acres<sup>\*</sup>:** 0.2334

**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:**

NGUYEN DUY  
NGUYEN JOLEEN

**Primary Owner Address:**

817 RIDGEHILL CT  
BURLESON, TX 76028

**Deed Date:** 3/11/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225041877](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN CUONG HUNG	1/27/2014	<a href="#">D214019346</a>	0000000	0000000
TRAN DON	12/4/2009	<a href="#">D209323142</a>	0000000	0000000
TRAN HIEN DUY	10/31/2005	<a href="#">D205334207</a>	0000000	0000000
MACHANI JAIRUS O;MACHANI WELMAH	12/4/1998	00135590000245	0013559	0000245
MAGEE AARON M;MAGEE LESLIE M	1/20/1995	00118620000244	0011862	0000244
SIERRA DEVELOPEMENT INC	1/1/1993	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 <sup>+</sup>
2025	\$149,830	\$90,170	\$240,000	\$240,000
2024	\$205,035	\$90,170	\$295,205	\$228,305
2023	\$206,601	\$20,000	\$226,601	\$207,550
2022	\$192,411	\$20,000	\$212,411	\$188,682
2021	\$151,529	\$20,000	\$171,529	\$171,529
2020	\$161,141	\$20,000	\$181,141	\$163,325

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.