



Address: [348 MESQUITE HILL DR](#)
City: ARLINGTON
Georeference: 24193-11-17
Subdivision: LONESOME DOVE ESTATES-ARLINGTN
Neighborhood Code: 1M070H

Latitude: 32.6135306367
Longitude: -97.1100552751
TAD Map: 2120-344
MAPSCO: TAR-111S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LONESOME DOVE ESTATES-
ARLINGTN Block 11 Lot 17

Jurisdictions:

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

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07262523

Site Name: LONESOME DOVE ESTATES-ARLINGTN-11-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,033

Percent Complete: 100%

Land Sqft^{*}: 6,185

Land Acres^{*}: 0.1420

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:

NGUYEN HIEU
NGUYEN VICTORIA

Primary Owner Address:

348 MESQUITE HILL DR
ARLINGTON, TX 76002

Deed Date: 5/25/2023

Deed Volume:

Deed Page:

Instrument: [D223093273](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN THIEN CHI	3/17/2023	D223045974		
THE ANDY AND ROBIN JONES LIVING TRUST	2/24/2016	D216036396		
JONES ANDY;JONES ROBIN L	5/30/2014	D214114141	0000000	0000000
ANDY & ROBIN JONES LIV TRUST	8/8/2012	D212204689	0000000	0000000
JONES ANDY;JONES ROBIN L	7/19/2005	D205219692	0000000	0000000
MCCRANIE RONALD G II	12/10/2003	D203462486	0000000	0000000
MCDAVID HOMES INC	5/31/2002	00157420000406	0015742	0000406
RICHARD W FULLER TEXAS LLC	2/20/2001	00147520000296	0014752	0000296
LONESOME DOVE LTD	1/1/1998	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	\$286,698	\$55,000	\$341,698	\$341,698
2024	\$286,698	\$55,000	\$341,698	\$341,698
2023	\$310,324	\$55,000	\$365,324	\$365,324
2022	\$252,210	\$45,000	\$297,210	\$297,210
2021	\$214,916	\$45,000	\$259,916	\$259,916
2020	\$190,150	\$45,000	\$235,150	\$235,150

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.