



Address: [2305 MONTEGO DR](#)
City: ARLINGTON
Georeference: 23213H-10-30
Subdivision: LAKE PORT VILLAGE ADDITION
Neighborhood Code: 1M060A

Latitude: 32.6331592723
Longitude: -97.0688216663
TAD Map: 2132-348
MAPSCO: TAR-112J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKE PORT VILLAGE
ADDITION Block 10 Lot 30

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

State Code: A
Year Built: 2000
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 07315791
Site Name: LAKE PORT VILLAGE ADDITION-10-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,785
Percent Complete: 100%
Land Sqft^{*}: 8,450
Land Acres^{*}: 0.1940
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:
AVELLA JAVIER S JR
Primary Owner Address:
2305 MONTEGO DR
ARLINGTON, TX 76002

Deed Date: 8/31/2016
Deed Volume:
Deed Page:
Instrument: [D216202933](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLOYD D;FLOYD WILLIE CLARENCE	11/29/2000	00146740000239	0014674	0000239
KARUFMAN & BROAD LONE STAR LP	8/15/2000	00144770000655	0014477	0000655
INTERIM FINANCIAL SERV INC	1/1/1999	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	\$285,283	\$55,000	\$340,283	\$340,283
2024	\$285,283	\$55,000	\$340,283	\$340,283
2023	\$328,619	\$55,000	\$383,619	\$313,112
2022	\$267,622	\$45,000	\$312,622	\$284,647
2021	\$217,573	\$45,000	\$262,573	\$258,770
2020	\$190,245	\$45,000	\$235,245	\$235,245

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.