



Address: [304 DAKOTA DR](#)
City: ARLINGTON
Georeference: 7174-6-2
Subdivision: CHERRY CREEK ESTATES ADDITION
Neighborhood Code: 1M070I

Latitude: 32.6119403791
Longitude: -97.1147186727
TAD Map: 2114-344
MAPSCO: TAR-110V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHERRY CREEK ESTATES
ADDITION Block 6 Lot 2

Jurisdictions:

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

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 07622449

Site Name: CHERRY CREEK ESTATES ADDITION-6-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,978

Percent Complete: 100%

Land Sqft^{*}: 7,013

Land Acres^{*}: 0.1609

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:

SFR JV-2 DDTL BORROWER LLC

Primary Owner Address:

15771 RED HILL AVE SUITE 100
TUSTIN, CA 92780

Deed Date: 9/12/2022

Deed Volume:

Deed Page:

Instrument: [D222225896](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFR JV-2 PROPERTY LLC	5/17/2022	D222132339		
DAVIS CYNTHIA	6/27/2006	D206200787	0000000	0000000
MOORE SANTRECE L	8/1/2001	00150690000405	0015069	0000405
GEHAN HOMES LTD	1/1/2000	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	\$218,206	\$60,000	\$278,206	\$278,206
2024	\$274,613	\$60,000	\$334,613	\$334,613
2023	\$272,419	\$60,000	\$332,419	\$332,419
2022	\$236,078	\$50,000	\$286,078	\$236,161
2021	\$164,692	\$50,000	\$214,692	\$214,692
2020	\$164,692	\$50,000	\$214,692	\$214,692

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

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.