



Address: [324 DAKOTA DR](#)

City: ARLINGTON

Georeference: 7174-6-11

Subdivision: CHERRY CREEK ESTATES ADDITION

Neighborhood Code: 1M070I

Latitude: 32.6115486103

Longitude: -97.1133324458

TAD Map: 2114-340

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 11

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: None

Protest Deadline Date: 5/24/2024

Site Number: 07622619

Site Name: CHERRY CREEK ESTATES ADDITION-6-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,680

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:

CHRIST OVER ALL INVESTMENTS LLC

Primary Owner Address:

1612 LONGSPUR DR
NORTHLAKE, TX 76226

Deed Date: 6/21/2021

Deed Volume:

Deed Page:

Instrument: [D221183822](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| RITZMAN MARGARET E;RITZMAN NATHANIEL A | 8/13/2020 | D220203800 | | |
| DUNCAN SCOTT;DUNCAN WENDY | 3/27/2013 | D213081901 | 0000000 | 0000000 |
| RUSSELL PAMELA SHARPE | 6/27/2012 | D212154921 | 0000000 | 0000000 |
| RUSSELL PAMELA;RUSSELL THOMAS T | 8/25/2004 | D204279437 | 0000000 | 0000000 |
| LYERIA PATTI | 10/26/2003 | D204123372 | 0000000 | 0000000 |
| CHAVERS AMANDA;CHAVERS RICHARD T | 9/17/2001 | 00151460000300 | 0015146 | 0000300 |
| 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 | \$221,000 | \$60,000 | \$281,000 | \$281,000 |
| 2024 | \$238,575 | \$60,000 | \$298,575 | \$298,575 |
| 2023 | \$234,401 | \$60,000 | \$294,401 | \$294,401 |
| 2022 | \$203,399 | \$50,000 | \$253,399 | \$253,399 |
| 2021 | \$161,329 | \$50,000 | \$211,329 | \$211,329 |
| 2020 | \$162,099 | \$50,000 | \$212,099 | \$212,099 |

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.