



**Address:** [346 DAKOTA DR](#)  
**City:** ARLINGTON  
**Georeference:** 7174-6-22  
**Subdivision:** CHERRY CREEK ESTATES ADDITION  
**Neighborhood Code:** 1M070I

**Latitude:** 32.6118307434  
**Longitude:** -97.1115931247  
**TAD Map:** 2114-340  
**MAPSCO:** TAR-111S



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

## PROPERTY DATA

**Legal Description:** CHERRY CREEK ESTATES  
ADDITION Block 6 Lot 22

**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:** 07622791

**Site Name:** CHERRY CREEK ESTATES ADDITION-6-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,680

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,013

**Land Acres<sup>\*</sup>:** 0.1609

**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:**

SFR JV-2 2022-2 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE SUITE 100  
TUSTIN, CA 92780

**Deed Date:** 7/7/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222173135](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFR JV-2 PROPERTY LLC	1/28/2022	<a href="#">D222028906</a>		
OP SPE PHX1 LLC	12/2/2021	<a href="#">D221355256</a>		
AGMG INVESTMENTS LLC	2/9/2016	<a href="#">D216027194</a>		
GEORGE PATRICK	3/14/2014	<a href="#">D214052269</a>	0000000	0000000
LANIYAN EDWIN O	5/7/2013	<a href="#">D213193428</a>	0000000	0000000
LANIYAN EDWIN	3/27/2008	<a href="#">D208148642</a>	0000000	0000000
HSBC BANK USA NA	11/6/2007	<a href="#">D207405924</a>	0000000	0000000
USMAN NASIRU M	3/31/2005	<a href="#">D205093600</a>	0000000	0000000
HASTEN SUSAN M	11/30/2001	00153220000375	0015322	0000375
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 <sup>+</sup>
2025	\$193,700	\$60,000	\$253,700	\$253,700
2024	\$224,144	\$60,000	\$284,144	\$284,144
2023	\$234,401	\$60,000	\$294,401	\$294,401
2022	\$143,855	\$50,000	\$193,855	\$193,855
2021	\$148,826	\$50,000	\$198,826	\$198,826
2020	\$148,826	\$50,000	\$198,826	\$198,826

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

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## Tarrant Appraisal District Property Information | PDF

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.