



Address: [322 MONTANA DR](#)
City: ARLINGTON
Georeference: 7174-7-10
Subdivision: CHERRY CREEK ESTATES ADDITION
Neighborhood Code: 1M070I

Latitude: 32.6123141392
Longitude: -97.113314912
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 7 Lot 10

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: 07623046
Site Name: CHERRY CREEK ESTATES ADDITION-7-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,957
Percent Complete: 100%
Land Sqft^{*}: 5,009
Land Acres^{*}: 0.1149
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 SOI

Primary Owner Address:

3306 HANNAH DR
ARLINGTON, TX 76014-2678

Deed Date: 8/11/2017

Deed Volume:

Deed Page:

Instrument: [D217191453](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KADJO HILAIRE	5/12/2006	D206148660	0000000	0000000
AYSON DIVINA	2/20/2001	00147450000266	0014745	0000266
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	\$274,972	\$60,000	\$334,972	\$334,972
2024	\$274,972	\$60,000	\$334,972	\$334,972
2023	\$270,125	\$60,000	\$330,125	\$330,125
2022	\$234,144	\$50,000	\$284,144	\$284,144
2021	\$185,316	\$50,000	\$235,316	\$235,316
2020	\$186,205	\$50,000	\$236,205	\$236,205

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.