



Address: [325 MONTANA DR](#)
City: ARLINGTON
Georeference: 7174-8-28
Subdivision: CHERRY CREEK ESTATES ADDITION
Neighborhood Code: 1M070I

Latitude: 32.6126114399
Longitude: -97.1128629073
TAD Map: 2114-344
MAPSCO: TAR-111S



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 8 Lot 28

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$298,794

Protest Deadline Date: 5/24/2024

Site Number: 07623577

Site Name: CHERRY CREEK ESTATES ADDITION-8-28

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:

DAWSON CHARLETTA A

Primary Owner Address:

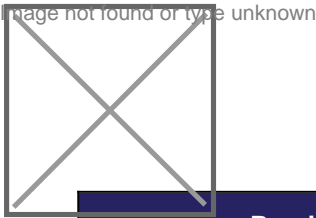
325 MONTANA DR
ARLINGTON, TX 76002-4473

Deed Date: 4/20/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205113366](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAWSON CHARLETTA A;DAWSON DAVID	5/21/2001	00149430000264	0014943	0000264
GEHAN HOMES LTD	1/1/2000	000000000000000	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	\$238,794	\$60,000	\$298,794	\$285,500
2024	\$238,794	\$60,000	\$298,794	\$259,545
2023	\$269,940	\$60,000	\$329,940	\$235,950
2022	\$234,144	\$50,000	\$284,144	\$214,500
2021	\$145,000	\$50,000	\$195,000	\$195,000
2020	\$145,000	\$50,000	\$195,000	\$195,000

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)

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.