



**Address:** [323 MONTANA DR](#)  
**City:** ARLINGTON  
**Georeference:** 7174-8-29  
**Subdivision:** CHERRY CREEK ESTATES ADDITION  
**Neighborhood Code:** 1M070I

**Latitude:** 32.6126555295  
**Longitude:** -97.1130174586  
**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 29

**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:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$294,629

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07623593

**Site Name:** CHERRY CREEK ESTATES ADDITION-8-29

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,865

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,009

**Land Acres<sup>\*</sup>:** 0.1149

**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:**

OBAFEMI FOLUSO  
OBAFEMI SOLA

**Primary Owner Address:**

323 MONTANA DR  
ARLINGTON, TX 76002-4473

**Deed Date:** 8/7/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209241287](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL HME LOAN MORTGAGE CORP	4/10/2009	<a href="#">D209105196</a>	0000000	0000000
CITIMORTGAGE INC	4/7/2009	<a href="#">D209095826</a>	0000000	0000000
BONNEY JUSTIN	1/10/2006	<a href="#">D206017450</a>	0000000	0000000
HOLLAWAY MARCUS T	4/21/2004	<a href="#">D204294380</a>	0000000	0000000
MARTIN MARCIE; MARTIN MONEY C	5/4/2001	00148810000408	0014881	0000408
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 <sup>+</sup>
2025	\$234,629	\$60,000	\$294,629	\$294,629
2024	\$234,629	\$60,000	\$294,629	\$270,192
2023	\$259,098	\$60,000	\$319,098	\$245,629
2022	\$230,231	\$50,000	\$280,231	\$223,299
2021	\$152,999	\$50,000	\$202,999	\$202,999
2020	\$152,999	\$50,000	\$202,999	\$202,999

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.