



**Address:** [319 MONTANA DR](#)  
**City:** ARLINGTON  
**Georeference:** 7174-8-31  
**Subdivision:** CHERRY CREEK ESTATES ADDITION  
**Neighborhood Code:** 1M070I

**Latitude:** 32.6127424139  
**Longitude:** -97.1133263324  
**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 8 Lot 31

**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

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

**Notice Value:** \$298,575

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

**Site Number:** 07623631

**Site Name:** CHERRY CREEK ESTATES ADDITION-8-31

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

**Parcels:** 1

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

**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:**

BERMUDEZ VICTOR M  
BERMUDEZ GRETCH

**Primary Owner Address:**

319 MONTANA DR  
ARLINGTON, TX 76002-4473

**Deed Date:** 4/23/2001

**Deed Volume:** 0014856

**Deed Page:** 0000134

**Instrument:** 00148560000134

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$238,575	\$60,000	\$298,575	\$298,575
2024	\$238,575	\$60,000	\$298,575	\$281,279
2023	\$234,401	\$60,000	\$294,401	\$255,708
2022	\$203,399	\$50,000	\$253,399	\$232,462
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

- 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.