



**Address:** [3614 MONTERRA CT](#)  
**City:** ARLINGTON  
**Georeference:** 26426-1-7  
**Subdivision:** MONTERRA ADDITION  
**Neighborhood Code:** 1S010F

**Latitude:** 32.6858403971  
**Longitude:** -97.110244254  
**TAD Map:** 2120-368  
**MAPSCO:** TAR-097J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MONTERRA ADDITION Block 1  
Lot 7

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40149153

**Site Name:** MONTERRA ADDITION-1-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,890

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,233

**Land Acres<sup>\*</sup>:** 0.1890

**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:**

HALL KENNETH WAYNE

**Primary Owner Address:**

3614 MONTERRA CT  
ARLINGTON, TX 76014

**Deed Date:** 5/24/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221151259](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRD PROPERTY MANAGEMENT INC	4/1/2015	<a href="#">D215076510</a>		
WALKER WILLIAM TY	2/16/2011	<a href="#">D211047336</a>	0000000	0000000
PATE MICKEY G	9/16/2009	<a href="#">D209253091</a>	0000000	0000000
FRAHANCON INVESTMENT GRP LLC	11/9/2005	<a href="#">D205362038</a>	0000000	0000000
MARINA BAY DEVELOPMENT CORP	1/1/2002	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	\$299,396	\$74,097	\$373,493	\$373,493
2024	\$299,396	\$74,097	\$373,493	\$373,493
2023	\$300,160	\$30,000	\$330,160	\$330,160
2022	\$282,798	\$30,000	\$312,798	\$312,798
2021	\$173,000	\$30,000	\$203,000	\$203,000
2020	\$173,000	\$30,000	\$203,000	\$203,000

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

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.