



Address: [3617 MONTERRA CT](#)
City: ARLINGTON
Georeference: 26426-2-6
Subdivision: MONTERRA ADDITION
Neighborhood Code: 1S010F

Latitude: 32.6857074596
Longitude: -97.1097780519
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 2
Lot 6

Jurisdictions:

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

State Code: C1

Year Built: 0

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$61,155

Protest Deadline Date: 5/24/2024

Site Number: 40149234

Site Name: MONTERRA ADDITION-2-6

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 6,795

Land Acres^{*}: 0.1559

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:

RAMIREZ LEONARDO
RAMIREZ DINA

Primary Owner Address:

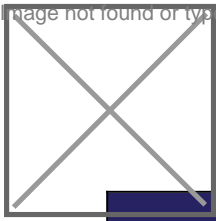
3617 MONTERRA CT
ARLINGTON, TX 76014

Deed Date: 3/26/2021

Deed Volume:

Deed Page:

Instrument: [D221084787](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GREEN JOHN B;GREEN KYM CHOI	2/12/2007	D207080842	0000000	0000000
FRAHANCON INVESTMENT GRP LLC	11/9/2005	D205362038	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 ⁺
2025	\$0	\$61,155	\$61,155	\$43,200
2024	\$0	\$61,155	\$61,155	\$36,000
2023	\$0	\$30,000	\$30,000	\$30,000
2022	\$0	\$30,000	\$30,000	\$30,000
2021	\$0	\$30,000	\$30,000	\$30,000
2020	\$0	\$30,000	\$30,000	\$30,000

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.