

Tarrant Appraisal District

Property Information | PDF

Account Number: 42966921

Address: 3152 CLIFF SWALLOW LN

City: ARLINGTON

Georeference: 23274-1-3

Subdivision: LAKESIDE AT VIRIDIAN

Neighborhood Code: 3T020C

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

PROPERTY DATA

Legal Description: LAKESIDE AT VIRIDIAN Block 1

Lot 3

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
VIRIDIAN MUNICIPAL MGMT DIST (420)

VIRIDIAN PID #1 (625)

HURST-EULESS-BEDFORD ISD (916)

State Code: A Year Built: 2023

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Latitude: 32.7888971128

Longitude: -97.096480477

TAD Map: 2120-404 **MAPSCO:** TAR-069F

ITY OF ARLINGTON (024)

Site Name: LAKESIDE AT VIRIDIAN Block 1 Lot 3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,787
Percent Complete: 100%

Site Number: 800081794

Land Sqft*: 4,661 Land Acres*: 0.1070

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

MANICKAM MANIVANNAN

BALAKRISHNAN UDHAYARANI

Deed Date: 12/28/2023

Primary Owner Address:

3152 CLIFF SWALLOW LN

Deed Volume:

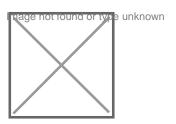
Deed Page:

ARLINGTON, TX 76005 Instrument: D224002470

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES	6/12/2023	D223102682		

07-22-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$421,607	\$75,000	\$496,607	\$496,607
2024	\$510,000	\$75,000	\$585,000	\$585,000
2023	\$0	\$52,500	\$52,500	\$52,500
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

07-22-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.