



Address: [3152 CLIFF SWALLOW LN](#)
City: ARLINGTON
Georeference: 23274-1-3
Subdivision: LAKESIDE AT VIRIDIAN
Neighborhood Code: 3T020C

Latitude: 32.7888971128
Longitude: -97.096480477
TAD Map: 2120-404
MAPSCO: TAR-069F



Google Map or type unknown

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

Site Number: 800081794
Site Name: LAKESIDE AT VIRIDIAN Block 1 Lot 3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,787
Percent Complete: 100%
Land Sqft^{*}: 4,661
Land Acres^{*}: 0.1070
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:

MANICKAM MANIVANNAN
BALAKRISHNAN UDHAYARANI

Primary Owner Address:

3152 CLIFF SWALLOW LN
ARLINGTON, TX 76005

Deed Date: 12/28/2023
Deed Volume:
Deed Page:
Instrument: [D224002470](#)

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



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.

+ 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.