



**Address:** [3144 CLIFF SWALLOW LN](#)  
**City:** ARLINGTON  
**Georeference:** 23274-1-7  
**Subdivision:** LAKESIDE AT VIRIDIAN  
**Neighborhood Code:** 3T020C

**Latitude:** 32.7884369693  
**Longitude:** -97.0963450987  
**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 7

**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:** 800081802  
**Site Name:** LAKESIDE AT VIRIDIAN Block 1 Lot 7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,442  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,879  
**Land Acres<sup>\*</sup>:** 0.1120  
**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:**

PATEL DEVESH  
PATEL MONICABAHEN

**Primary Owner Address:**

3144 CLIFF SWALLOW LN  
ARLINGTON, TX 76005

**Deed Date:** 11/27/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223210661](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	4/19/2023	<a href="#">D223066406</a>		



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	\$370,034	\$75,000	\$445,034	\$445,034
2024	\$463,000	\$75,000	\$538,000	\$538,000
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.