



Address: [3317 MONARCH PASS DR](#)
City: ARLINGTON
Georeference: 23274-1-35
Subdivision: LAKESIDE AT VIRIDIAN
Neighborhood Code: 3T020C

Latitude: 32.7884630394
Longitude: -97.0950011479
TAD Map: 2120-404
MAPSCO: TAR-069G



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 35

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: None
Protest Deadline Date: 5/24/2024

Site Number: 800081825
Site Name: LAKESIDE AT VIRIDIAN Block 1 Lot 35
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,567
Percent Complete: 100%
Land Sqft^{*}: 5,053
Land Acres^{*}: 0.1160
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:
GURUNG HELENA
MANANDHAR SAMIR
Primary Owner Address:
3317 MONARCH PASS DR
ARLINGTON, TX 76005

Deed Date: 12/27/2023
Deed Volume:
Deed Page:
Instrument: [D224002088](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES	5/8/2023	D223079125		



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	\$495,820	\$75,000	\$570,820	\$570,820
2024	\$495,820	\$75,000	\$570,820	\$570,820
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.