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Address: [3306 MONARCH PASS DR](#)
City: ARLINGTON
Georeference: 23274-2-31
Subdivision: LAKESIDE AT VIRIDIAN
Neighborhood Code: 3T020C

Latitude: 32.7878879049
Longitude: -97.0952286956
TAD Map: 2120-404
MAPSCO: TAR-069L



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

PROPERTY DATA

Legal Description: LAKESIDE AT VIRIDIAN Block 2
Lot 31

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: 2024

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$559,783

Protest Deadline Date: 5/24/2024

Site Number: 800081749

Site Name: LAKESIDE AT VIRIDIAN Block 2 Lot 31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,204

Percent Complete: 100%

Land Sqft^{*}: 3,441

Land Acres^{*}: 0.0790

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:

TRAN PHUC TRONG
VU TU DUONG NGOC

Primary Owner Address:
3306 MONARCH PASS DR
ARLINGTON, TX 76005

Deed Date: 8/12/2024

Deed Volume:

Deed Page:

Instrument: [D224148023](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	1/26/2024	D224014290		

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	\$456,553	\$103,230	\$559,783	\$559,783
2024	\$0	\$52,500	\$52,500	\$52,500
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.