



**Address:** [3174 CLIFF SWALLOW LN](#)  
**City:** ARLINGTON  
**Georeference:** 23274-4-10  
**Subdivision:** LAKESIDE AT VIRIDIAN  
**Neighborhood Code:** 3T020C

**Latitude:** 32.7903134658  
**Longitude:** -97.096801201  
**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 4  
Lot 10

**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:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800081759  
**Site Name:** LAKESIDE AT VIRIDIAN Block 4 Lot 10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,828  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,225  
**Land Acres<sup>\*</sup>:** 0.0970  
**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:**

MEYERS NICKOLAS

**Primary Owner Address:**

3174 CLIFF SWALLOW LN  
ARLINGTON, TX 76005

**Deed Date:** 8/30/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223157755](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	2/16/2023	<a href="#">D223027844</a>		



## VALUES

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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	\$536,110	\$75,000	\$611,110	\$611,110
2024	\$536,110	\$75,000	\$611,110	\$611,110
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

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- 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.