07-22-2025

OWNER INFORMATION Current Owner: THAPA BINA KC SANJEEB

+++ Rounded.

Primary Owner Address: 3169 CLIFF SWALLOW LN ARLINGTON, TX 76005

Deed Date: 3/17/2025 **Deed Volume: Deed Page:** Instrument: D225045109

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

Address: 3169 CLIFF SWALLOW LN **City: ARLINGTON** Georeference: 23274-6-11 Subdivision: LAKESIDE AT VIRIDIAN Neighborhood Code: 3T020C

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

PROPERTY DATA

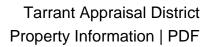
Legal Description: LAKESIDE AT VIRIDIAN Block 6 Lot 11 Jurisdictions: CITY OF ARLINGTON (024) **TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)** VIRIDIAN MUNICIPAL MGMT DIST (420) VIRIDIAN PID #1 (625) HURST-EULESS-BEDFORD ISD (916) State Code: A Year Built: 2023 Personal Property Account: N/A Agent: OWNWELL INC (12140) Notice Sent Date: 4/15/2025 Notice Value: \$512.217 Protest Deadline Date: 5/24/2024

Site Number: 800081783 Site Name: LAKESIDE AT VIRIDIAN Block 6 Lot 11 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,985 Percent Complete: 100% Land Sqft*: 3,311 Land Acres^{*}: 0.0760 Pool: N

Tarrant Appraisal District Property Information | PDF Account Number: 42968141

Latitude: 32.7900786127 Longitude: -97.0963589828 **TAD Map:** 2120-404 MAPSCO: TAR-069F







Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABREU JASON	11/21/2023	D223208483		
WEEKLEY HOMES	4/28/2023	D223072484		

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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$437,217	\$75,000	\$512,217	\$512,217
2024	\$437,217	\$75,000	\$512,217	\$512,217
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

There are no exemptions for this property

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.