

Tarrant Appraisal District Property Information | PDF Account Number: 07334079

Address: <u>301 TIOGA DR</u>

City: ARLINGTON Georeference: 7174-9-1 Subdivision: CHERRY CREEK ESTATES ADDITION Neighborhood Code: 1M070I Latitude: 32.6137226299 Longitude: -97.1142558274 TAD Map: 2114-344 MAPSCO: TAR-110V





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

PROPERTY DATA

Legal Description: CHERRY CREEK ESTATES ADDITION Block 9 Lot 1

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908)

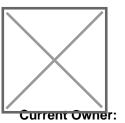
State Code: A Year Built: 2001 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 07334079 Site Name: CHERRY CREEK ESTATES ADDITION-9-1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,673 Percent Complete: 100% Land Sqft^{*}: 6,141 Land Acres^{*}: 0.1409 Pool: N

+++ Rounded.

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

OWNER INFORMATION





ALIGNED INVESTMENTS LLC

Primary Owner Address: 539 W COMMERCE ST STE 2367 DALLAS, TX 75208 Deed Date: 2/5/2025 Deed Volume: Deed Page: Instrument: D225019705

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---|-----------|---|----------------|--------------|
| ARMSTRONG B G KING;ARMSTRONG HEATHER | 5/29/2012 | <u>D212149577</u> | 0000000 | 0000000 |
| CITIMORTAGE INC | 3/30/2012 | D212079824 | 0000000 | 0000000 |
| FEDERAL NATIONAL MTG ASSN | 11/2/2010 | D210279181 | 0000000 | 0000000 |
| CLARK JOSHUA | 5/24/2006 | D206190902 | 0000000 | 0000000 |
| WASHINGTON MUTUAL BANK | 10/4/2005 | D205302263 | 0000000 | 0000000 |
| COLEMAN MARILYN;COLEMAN ODELL | 2/28/2002 | 00155170000180 | 0015517 | 0000180 |
| GEHAN HOMES LTD | 1/1/1999 | 000000000000000000000000000000000000000 | 000000 | 0000000 |

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 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$326,973 | \$60,000 | \$386,973 | \$386,973 |
| 2023 | \$321,162 | \$60,000 | \$381,162 | \$381,162 |
| 2022 | \$278,134 | \$50,000 | \$328,134 | \$328,134 |
| 2021 | \$219,748 | \$50,000 | \$269,748 | \$269,748 |
| 2020 | \$220,797 | \$50,000 | \$270,797 | \$270,797 |

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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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.