



Address: [305 TIOGA DR](#)
City: ARLINGTON
Georeference: 7174-9-3
Subdivision: CHERRY CREEK ESTATES ADDITION
Neighborhood Code: 1M070I

Latitude: 32.613634673
Longitude: -97.1139283303
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 3

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: 07334095

Site Name: CHERRY CREEK ESTATES ADDITION-9-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,680

Percent Complete: 100%

Land Sqft^{*}: 5,009

Land Acres^{*}: 0.1149

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:
BECERRA IVAN RIVERA
Primary Owner Address:
305 TIOGA DR
ARLINGTON, TX 76002

Deed Date: 4/15/2016
Deed Volume:
Deed Page:
Instrument: [D216080359](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON REVOCABLE LIVING TRUST THE	8/15/2014	D215070215		
JOHNSON ASPEN CHRISTINE ETAL	11/5/2012	D212291375	0000000	0000000
HELIX HOLDINGS LLC	3/15/2011	D211130676	0000000	0000000
JOHNSON ASPEN CHRISTINE ETAL	10/18/2010	D210258269	0000000	0000000
SECRETARY OF HUD	1/12/2010	D210083686	0000000	0000000
MIDFIRST BANK	1/5/2010	D210004782	0000000	0000000
MITCHELL ANNETTE	12/20/2001	00153670000009	0015367	0000009
GEHAN HOMES LTD	1/1/1999	00000000000000	0000000	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$238,575	\$60,000	\$298,575	\$281,279
2023	\$234,401	\$60,000	\$294,401	\$255,708
2022	\$203,399	\$50,000	\$253,399	\$232,462
2021	\$161,329	\$50,000	\$211,329	\$211,329
2020	\$162,099	\$50,000	\$212,099	\$212,099

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.