



**Address:** [330 MONTANA DR](#)  
**City:** ARLINGTON  
**Georeference:** 7174-7-14  
**Subdivision:** CHERRY CREEK ESTATES ADDITION  
**Neighborhood Code:** 1M070I

**Latitude:** 32.6121400147  
**Longitude:** -97.1126988093  
**TAD Map:** 2114-344  
**MAPSCO:** TAR-111S



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

## PROPERTY DATA

**Legal Description:** CHERRY CREEK ESTATES  
ADDITION Block 7 Lot 14

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07623127

**Site Name:** CHERRY CREEK ESTATES ADDITION-7-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,470

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,009

**Land Acres<sup>\*</sup>:** 0.1149

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**

WILLIE PHILIP N

**Primary Owner Address:**

330 MONTANA DR  
ARLINGTON, TX 76002

**Deed Date:** 2/27/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219050550](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY D LLC	12/19/2018	<a href="#">D218279052</a>		
YANCEY KATANA	3/28/2014	<a href="#">D214064815</a>	0000000	0000000
MILO VERNON	10/10/2005	<a href="#">D205299667</a>	0000000	0000000
MOFFITT TANEQUA	2/1/2001	00147230000319	0014723	0000319
GEHAN HOMES LTD	1/1/2000	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$209,390	\$60,000	\$269,390	\$255,847
2023	\$205,772	\$60,000	\$265,772	\$232,588
2022	\$178,814	\$50,000	\$228,814	\$211,444
2021	\$142,222	\$50,000	\$192,222	\$192,222
2020	\$142,904	\$50,000	\$192,904	\$192,904

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)
- DISABLED VET 30 to 49 PCT 11.22
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.