



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⁺⁺⁺: 1,470

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:

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	D218279052		
YANCEY KATANA	3/28/2014	D214064815	0000000	0000000
MILO VERNON	10/10/2005	D205299667	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 ⁺
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.