

LOCATION

Address: [3357 MONARCH PASS DR](#)
City: ARLINGTON
Georeference: 23274-1-55
Subdivision: LAKESIDE AT VIRIDIAN
Neighborhood Code: 3T020C

Latitude: 32.7905540955
Longitude: -97.0960563654
TAD Map: 2120-404
MAPSCO: TAR-069F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKESIDE AT VIRIDIAN Block 1 Lot 55

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: None

Protest Deadline Date: 5/15/2025

Site Number: 800081715

Site Name: LAKESIDE AT VIRIDIAN Block 1 Lot 55

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,707

Percent Complete: 100%

Land Sqft^{*}: 4,661

Land Acres^{*}: 0.1070

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:

MERCHANT AMIN
 MERCHANT SHAMINA

Primary Owner Address:

3357 MONARCH PASS DR
 ARLINGTON, TX 76005

Deed Date: 12/7/2023

Deed Volume:

Deed Page:

Instrument: [D223218873](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	4/18/2023	D223065232		

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	\$518,049	\$75,000	\$593,049	\$593,049
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

- 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.