



Address: [1307 S DAVIS DR](#)
City: ARLINGTON
Georeference: 2370--11-30
Subdivision: BENGE, A C SUBDIVISION
Neighborhood Code: 1C200P

Latitude: 32.7220548815
Longitude: -97.1232607015
TAD Map: 2114-384
MAPSCO: TAR-082Q



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

PROPERTY DATA

Legal Description: BENGE, A C SUBDIVISION Lot
11 11-N25'W170'10

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1952

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$422,408

Protest Deadline Date: 5/24/2024

Site Number: 00209686

Site Name: BENGE, A C SUBDIVISION-11-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,251

Percent Complete: 100%

Land Sqft^{*}: 25,625

Land Acres^{*}: 0.5882

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:

CHRISTENSEN CRAIG ALAN
CHRISTENSEN LYNN ANN
CHRISTENSEN JAMES HUNTER

Primary Owner Address:

1307 S DAVIS DR
ARLINGTON, TX 76016

Deed Date: 5/1/2019

Deed Volume:

Deed Page:

Instrument: [D219094109](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EMPIRE ESTATES LLC	6/14/2018	D218133090		
HEB HOMES LLC	6/13/2018	D218133089		
KILLINGSWORTH M;KILLINGSWORTH RANDAL	7/24/2007	D207264789	0000000	0000000
THOMAS JUSTIN W;THOMAS SHERI K	4/5/2004	D204105906	0000000	0000000
THOMAS JUSTIN W;THOMAS SHERI K	5/24/2002	00157370000302	0015737	0000302
HOGAN RHONDA;HOGAN TIMOTHY	7/31/2000	001573700000001	0015737	0000001
HOGAN RHONDA;HOGAN TIMOTHY	11/26/1997	00129960000507	0012996	0000507
SPEER NANCY;SPEER TERRELL R	11/1/1984	00080700002295	0008070	0002295
OWENS DONALD PHIL	12/31/1900	000000000000000	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	\$326,783	\$95,625	\$422,408	\$365,879
2024	\$326,783	\$95,625	\$422,408	\$332,617
2023	\$235,520	\$85,625	\$321,145	\$302,379
2022	\$239,218	\$65,600	\$304,818	\$274,890
2021	\$181,150	\$68,750	\$249,900	\$249,900
2020	\$210,514	\$39,386	\$249,900	\$249,900

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)

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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.