



Address: [617 BENEDICT LN](#)
City: ARLINGTON
Georeference: 7789-13-15
Subdivision: COLONIAL ESTATES
Neighborhood Code: 1S0201

Latitude: 32.6437801678
Longitude: -97.1030252706
TAD Map: 2120-352
MAPSCO: TAR-111F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COLONIAL ESTATES Block 13
Lot 15 50% UNDIVIDED INTEREST
Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)
Site Number: 00577677
Site Name: COLONIAL ESTATES Block 13 Lot 15 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size+++: 1,042
State Code: A
Percent Complete: 100%
Year Built: 1984
Land Sqft*: 8,238
Personal Property Account: N/A
Land Acres*: 0.1891
Agent: None
Pool: N
Notice Sent Date:
4/15/2025
Notice Value: \$119,173
Protest Deadline Date: 5/24/2024

+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
QUIROZ MARIA
Primary Owner Address:
617 BENEDICT LN
ARLINGTON, TX 76002-2827
Deed Date: 1/1/2024
Deed Volume:
Deed Page:
Instrument: [D501127447](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
QUIROZ JOSE F LOPEZ;QUIROZ MARIA	5/31/2001	D201127447	0014930	0000317
SMITH MANNIX O	11/18/1998	00135320000311	0013532	0000311
GRAY SUZANNE D	6/18/1996	00124070001711	0012407	0001711
HELUND SHIRLEY A	5/25/1988	00092970001268	0009297	0001268
MERRILL LYNCH RELOCATION MGMT	2/2/1988	00092970001264	0009297	0001264
KHARRAZIAN NASSER;KHARRAZIAN VIDA	6/29/1984	00078740000835	0007874	0000835
MAC-WOOD HOMES PTNRSP	8/9/1983	00075810000087	0007581	0000087
COLONIAL BEND ESTATES	12/31/1900	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	\$82,102	\$37,071	\$119,173	\$117,964
2024	\$82,785	\$37,071	\$119,856	\$98,303
2023	\$190,034	\$20,000	\$210,034	\$178,734
2022	\$157,725	\$20,000	\$177,725	\$162,485
2021	\$139,803	\$20,000	\$159,803	\$147,714
2020	\$128,561	\$20,000	\$148,561	\$134,285

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

There are no exemptions for this property

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.