



Address: [1505 MONTCLAIR ST](#)
City: ARLINGTON
Georeference: 13750-1-4
Subdivision: FIELDER TERRACE
Neighborhood Code: 1L030G

Latitude: 32.7063289967
Longitude: -97.1311747218
TAD Map: 2108-376
MAPSCO: TAR-082Y



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

PROPERTY DATA

Legal Description: FIELDER TERRACE Block 1 Lot 4

Jurisdictions:

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

State Code: A

Year Built: 1967

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$220,352

Protest Deadline Date: 5/24/2024

Site Number: 00930172

Site Name: FIELDER TERRACE-1-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,715

Percent Complete: 100%

Land Sqft^{*}: 7,800

Land Acres^{*}: 0.1790

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:

VIOLANTE LEAH MICHELLE

Primary Owner Address:

1505 MONTCLAIR ST
ARLINGTON, TX 76015

Deed Date: 1/30/2015

Deed Volume:

Deed Page:

Instrument: [D215020705](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLBY STANLEY HOMES INC	5/28/2014	D214119173		
FEDERAL HOME LOAN MORT CORP	1/7/2014	D214007220	0000000	0000000
SALINAS DONNA;SALINAS MANUEL	12/27/2002	00163190000376	0016319	0000376
SALINAS RENATA	9/25/2002	00161270000400	0016127	0000400
SALINAS SAMMY;SALINAS SONYA M	9/24/2002	00161270000399	0016127	0000399
SALINAS SAMMY;SALINAS SONYA M	6/6/1991	00102900001908	0010290	0001908
SECRETARY OF HUD	4/3/1990	00099140000961	0009914	0000961
DAVIS KATHLEEN;DAVIS WILLIS E	7/14/1989	00096490001940	0009649	0001940
PARTEN QUINTEN JR;PARTEN SANDRA	11/1/1982	00073830001235	0007383	0001235
SUBURBAN COASTAL CORP	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	\$185,352	\$35,000	\$220,352	\$209,086
2024	\$185,352	\$35,000	\$220,352	\$190,078
2023	\$202,787	\$35,000	\$237,787	\$172,798
2022	\$131,037	\$35,000	\$166,037	\$157,089
2021	\$107,808	\$35,000	\$142,808	\$142,808
2020	\$127,597	\$35,000	\$162,597	\$155,167

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.