



Address: [1419 MONTCLAIR ST](#)
City: ARLINGTON
Georeference: 13750-1-8
Subdivision: FIELDER TERRACE
Neighborhood Code: 1L030G

Latitude: 32.7063226597
Longitude: -97.1303945187
TAD Map: 2108-376
MAPSCO: TAR-082Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FIELDER TERRACE Block 1 Lot 8

Jurisdictions:

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

State Code: A

Year Built: 1965

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$290,610

Protest Deadline Date: 5/24/2024

Site Number: 00930210

Site Name: FIELDER TERRACE-1-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,616

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:

FLORES FRANCISCO
FLORES CYNTHIA BAXTER

Primary Owner Address:

1419 MONTCLAIR ST
ARLINGTON, TX 76015

Deed Date: 9/1/2017

Deed Volume:

Deed Page:

Instrument: [D217204067](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIFT VALLEY INVESTMENTS LLC	1/30/2017	D217029223		
1419 MONTCLAIR STREET TRUST	10/28/2009	D210269988	0000000	0000000
MCCOMB LANI	8/11/2006	D206277720	0000000	0000000
FLORENCE RAYMOND O	12/27/1985	00084120002292	0008412	0002292
CRAIN MARTHA	6/4/1984	00078470000498	0007847	0000498
GARLAND D CRAIN	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	\$255,610	\$35,000	\$290,610	\$211,038
2024	\$255,610	\$35,000	\$290,610	\$191,853
2023	\$239,684	\$35,000	\$274,684	\$174,412
2022	\$180,273	\$35,000	\$215,273	\$158,556
2021	\$148,820	\$35,000	\$183,820	\$144,142
2020	\$123,168	\$35,000	\$158,168	\$131,038

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.