



Address: [1417 MONTCLAIR ST](#)
City: ARLINGTON
Georeference: 13750-1-9
Subdivision: FIELDER TERRACE
Neighborhood Code: 1L030G

Latitude: 32.7063284859
Longitude: -97.1301851331
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 9

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: \$184,561

Protest Deadline Date: 5/24/2024

Site Number: 00930229

Site Name: FIELDER TERRACE-1-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,341

Percent Complete: 100%

Land Sqft^{*}: 7,315

Land Acres^{*}: 0.1679

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:

NGUYEN LEHONG THI

Primary Owner Address:

1417 MONTCLAIR ST
ARLINGTON, TX 76015

Deed Date: 12/5/2014

Deed Volume:

Deed Page:

Instrument: [D214264371](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JENNINGS BILLY B;JENNINGS BONNIE	4/30/1998	00132060000263	0013206	0000263
GODBOLD BONNIE B	1/30/1975	00057770000371	0005777	0000371
N H GODBOLD	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	\$149,561	\$35,000	\$184,561	\$183,486
2024	\$149,561	\$35,000	\$184,561	\$166,805
2023	\$163,262	\$35,000	\$198,262	\$151,641
2022	\$108,077	\$35,000	\$143,077	\$137,855
2021	\$90,323	\$35,000	\$125,323	\$125,323
2020	\$109,939	\$35,000	\$144,939	\$131,258

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.