



Address: [1407 MONTCLAIR ST](#)
City: ARLINGTON
Georeference: 13750-1-14
Subdivision: FIELDER TERRACE
Neighborhood Code: 1L030G

Latitude: 32.7058744173
Longitude: -97.129272822
TAD Map: 2114-376
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 14

Jurisdictions:

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

State Code: A

Year Built: 1966

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$208,328

Protest Deadline Date: 5/24/2024

Site Number: 00930288

Site Name: FIELDER TERRACE-1-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,354

Percent Complete: 100%

Land Sqft^{*}: 8,400

Land Acres^{*}: 0.1928

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

EAKINS NAOMI V

Primary Owner Address:

1407 MONTCLAIR ST
ARLINGTON, TX 76015-1422

Deed Date: 11/30/2010

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D210302797](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EAKINS MORRIS EDWIN ESTATE	9/27/2010	0000000000000000	0000000	0000000
EAKINS MORRIS E	12/31/1900	0000000000000000	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	\$173,328	\$35,000	\$208,328	\$208,328
2024	\$173,328	\$35,000	\$208,328	\$189,639
2023	\$187,311	\$35,000	\$222,311	\$172,399
2022	\$125,704	\$35,000	\$160,704	\$156,726
2021	\$107,478	\$35,000	\$142,478	\$142,478
2020	\$126,502	\$35,000	\$161,502	\$145,589

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.