



**Address:** [1313 MONTCLAIR ST](#)  
**City:** ARLINGTON  
**Georeference:** 13750-1-18R  
**Subdivision:** FIELDER TERRACE  
**Neighborhood Code:** 1L030G

**Latitude:** 32.7055638028  
**Longitude:** -97.1286810741  
**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 18R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1968

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$407,941

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00930334

**Site Name:** FIELDER TERRACE-1-18R

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,862

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,120

**Land Acres<sup>\*</sup>:** 0.1864

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

MATA FIDEL ANTONIO HERNANDEZ  
SOLIZ ANGIE DARIELA

**Primary Owner Address:**

1313 MONTCLAIR ST  
ARLINGTON, TX 76015

**Deed Date:** 7/29/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221220348](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MENDOZA PEDRO;MENDOZA VANESSA	11/18/2016	<a href="#">D216271726</a>		
FOSTER CHAD	3/28/2010	<a href="#">D205164403</a>	0000000	0000000
SMITH SARA ANNE	3/27/2010	<a href="#">D210126036</a>	0000000	0000000
FOSTER CHAD A	4/30/2005	<a href="#">D205164403</a>	0000000	0000000
FITZJARRALD SHIRLEY ETAL	4/28/2005	<a href="#">D205128274</a>	0000000	0000000
CADDY-FORD LLC	4/28/2005	<a href="#">D205128273</a>	0000000	0000000
BURNS GARY M;BURNS S FITZJARRALD	4/22/2005	<a href="#">D205128275</a>	0000000	0000000
BURNS GARY MARVIN	7/11/2000	00144350000628	0014435	0000628
BURNS DOROTHY J	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 <sup>+</sup>
2025	\$372,941	\$35,000	\$407,941	\$407,941
2024	\$372,941	\$35,000	\$407,941	\$377,615
2023	\$279,679	\$35,000	\$314,679	\$314,679
2022	\$234,269	\$35,000	\$269,269	\$269,269
2021	\$99,423	\$35,000	\$134,423	\$134,423
2020	\$117,564	\$35,000	\$152,564	\$152,564

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.