



Address: [1309 MONTCLAIR ST](#)
City: ARLINGTON
Georeference: 13750-1-19R
Subdivision: FIELDER TERRACE
Neighborhood Code: 1L030G

Latitude: 32.7055636681
Longitude: -97.1284915331
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 19R

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: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$170,030

Protest Deadline Date: 5/24/2024

Site Number: 00930342

Site Name: FIELDER TERRACE-1-19R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,054

Percent Complete: 100%

Land Sqft^{*}: 8,120

Land Acres^{*}: 0.1864

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:

BERRY GLYDAS
BERRY SHARON

Primary Owner Address:

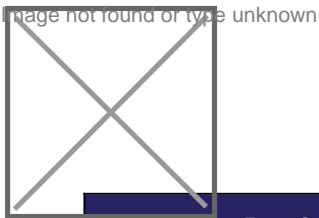
1309 MONTCLAIR ST
ARLINGTON, TX 76015-1420

Deed Date: 10/23/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208406442](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANEWISHKI LARRY;ANEWISHKI SUSAN	7/15/1987	00090070000311	0009007	0000311
ANDREWS CARRYE	8/1/1983	00075980000001	0007598	0000001
WESLEY A FOLLIS	12/31/1900	00059060000550	0005906	0000550

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	\$135,030	\$35,000	\$170,030	\$169,918
2024	\$135,030	\$35,000	\$170,030	\$154,471
2023	\$147,270	\$35,000	\$182,270	\$140,428
2022	\$97,203	\$35,000	\$132,203	\$127,662
2021	\$81,056	\$35,000	\$116,056	\$116,056
2020	\$95,915	\$35,000	\$130,915	\$110,965

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.