



Address: [2404 MONTCLAIR CT](#)
City: ARLINGTON
Georeference: 13750-4-B
Subdivision: FIELDER TERRACE
Neighborhood Code: 1L030G

Latitude: 32.7056092207
Longitude: -97.1301096126
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 4 Lot B

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: \$160,000

Protest Deadline Date: 5/24/2024

Site Number: 00931055

Site Name: FIELDER TERRACE-4-B

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,103

Percent Complete: 100%

Land Sqft^{*}: 8,400

Land Acres^{*}: 0.1928

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:

AVALOS ELFEGO M
RUBIO IRENE J

Primary Owner Address:

2404 MONTCLAIR CT
ARLINGTON, TX 76015

Deed Date: 6/4/2024

Deed Volume:

Deed Page:

Instrument: [D224097787](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KUCZEK JODY ETAL	9/9/2008	D208357508	0000000	0000000
FANNIE MAE	1/1/2008	D208010661	0000000	0000000
BLANFORD PAMELA R	11/16/1994	00118000000701	0011800	0000701
MANSELL REX L;MANSELL SHIRLEY	10/13/1989	00097330001292	0009733	0001292
FRAZIER ROY W	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	\$125,000	\$35,000	\$160,000	\$160,000
2024	\$125,000	\$35,000	\$160,000	\$160,000
2023	\$135,000	\$35,000	\$170,000	\$170,000
2022	\$97,350	\$35,000	\$132,350	\$132,350
2021	\$81,435	\$35,000	\$116,435	\$116,435
2020	\$90,000	\$35,000	\$125,000	\$125,000

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.