



Address: [1300 MONTCLAIR ST](#)
City: ARLINGTON
Georeference: 13750-5-8
Subdivision: FIELDER TERRACE
Neighborhood Code: 1L030G

Latitude: 32.705068805
Longitude: -97.1281189181
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 5 Lot 8

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: \$177,512

Protest Deadline Date: 5/24/2024

Site Number: 00931888

Site Name: FIELDER TERRACE-5-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,140

Percent Complete: 100%

Land Sqft^{*}: 10,200

Land Acres^{*}: 0.2341

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:

CHAVEZ VICTOR

Primary Owner Address:

1300 MONTCLAIR ST
ARLINGTON, TX 76015

Deed Date: 9/30/2020

Deed Volume:

Deed Page:

Instrument: [D220257598](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAVEZ VICTOR	12/15/2016	D216294096		
SCOTT PENNY	7/26/2004	D204258143	0000000	0000000
OXLEY SHERYL L	12/29/2000	00146730000435	0014673	0000435
PARSONS WALTER K EST	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	\$142,512	\$35,000	\$177,512	\$176,931
2024	\$142,512	\$35,000	\$177,512	\$160,846
2023	\$155,383	\$35,000	\$190,383	\$146,224
2022	\$102,798	\$35,000	\$137,798	\$132,931
2021	\$85,846	\$35,000	\$120,846	\$120,846
2020	\$101,677	\$35,000	\$136,677	\$136,677

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.