



Address: [817 MCKINNEY ST](#)
City: ARLINGTON
Georeference: 14300-1-12
Subdivision: FOREST PARK ADDITION-ARLINGTON
Neighborhood Code: 1X050B

Latitude: 32.7456177648
Longitude: -97.127167748
TAD Map: 2114-392
MAPSCO: TAR-082C



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: FOREST PARK ADDITION-
ARLINGTON Block 1 Lot 12

Jurisdictions:

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

State Code: A

Year Built: 1957

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$291,452

Protest Deadline Date: 5/24/2024

Site Number: 00958344

Site Name: FOREST PARK ADDITION-ARLINGTON-1-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,787

Percent Complete: 100%

Land Sqft^{*}: 11,900

Land Acres^{*}: 0.2731

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:

MENEZES KARINA
MENEZES THOMAS

Primary Owner Address:

817 MCKINNEY ST
ARLINGTON, TX 76012

Deed Date: 5/6/2020

Deed Volume:

Deed Page:

Instrument: [D220104353](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOONTZ RYAN	9/16/2015	D215211294		
KOONTZ RYAN	9/16/2015	D215211294		
GROVES LINDA NEVIUS	12/5/2007	D207432346	0000000	0000000
NEVIUS WILLIAM T	6/14/2007	D207219308	0000000	0000000
NEVIUS MURIEL ESTELLE EST	1/11/1999	00136080000505	0013608	0000505
NEVIUS FRED I;NEVIUS MURIEL	12/31/1900	00034490000232	0003449	0000232

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	\$243,852	\$47,600	\$291,452	\$291,452
2024	\$243,852	\$47,600	\$291,452	\$277,779
2023	\$241,451	\$47,600	\$289,051	\$252,526
2022	\$202,028	\$47,600	\$249,628	\$229,569
2021	\$161,099	\$47,600	\$208,699	\$208,699
2020	\$130,600	\$47,600	\$178,200	\$178,200

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.