



**Address:** [1710 MARTINIQUE CT](#)  
**City:** ARLINGTON  
**Georeference:** 16305-3-6  
**Subdivision:** GREENS FIELD ADDITION  
**Neighborhood Code:** 1X1100

**Latitude:** 32.7613288799  
**Longitude:** -97.1226216493  
**TAD Map:** 2114-396  
**MAPSCO:** TAR-068Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GREENS FIELD ADDITION  
Block 3 Lot 6

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1980

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$312,358

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

**Site Number:** 01131443

**Site Name:** GREENS FIELD ADDITION-3-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,907

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,400

**Land Acres<sup>\*</sup>:** 0.1928

**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:**

OSMAN ADIL A ETAL

**Primary Owner Address:**

1710 MARTINIQUE CT  
ARLINGTON, TX 76012-2019

**Deed Date:** 1/18/2006

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D206038608](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHEIH LI LI SUN;SHEIH TSAY JIU	4/1/1986	00085020001504	0008502	0001504
SPERRY;SPERRY GREGORY J	7/1/1983	00075620000689	0007562	0000689
EDWARDS RONALD P	12/31/1900	00070130000812	0007013	0000812

## 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	\$262,358	\$50,000	\$312,358	\$312,358
2024	\$262,358	\$50,000	\$312,358	\$284,237
2023	\$292,839	\$50,000	\$342,839	\$258,397
2022	\$258,467	\$50,000	\$308,467	\$234,906
2021	\$199,824	\$25,000	\$224,824	\$213,551
2020	\$181,901	\$25,000	\$206,901	\$194,137

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.