



**Address:** [1701 MARTINIQUE CT](#)  
**City:** ARLINGTON  
**Georeference:** 16305-3-12  
**Subdivision:** GREENS FIELD ADDITION  
**Neighborhood Code:** 1X1100

**Latitude:** 32.7603754214  
**Longitude:** -97.1221649323  
**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 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:** 1986

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$315,000

**Protest Deadline Date:** 7/12/2024

**Site Number:** 01131516

**Site Name:** GREENS FIELD ADDITION-3-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,876

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,800

**Land Acres<sup>\*</sup>:** 0.1101

**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:**

WAKELAND REVOCABLE LIVING TRUST

**Primary Owner Address:**

1701 MARTINIQUE CT  
ARLINGTON, TX 76012

**Deed Date:** 1/19/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223009778](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAKELAND JANALYN K;WAKELAND MARK	12/14/2018	<a href="#">D218281852</a>		
WAKELAND JANALYN K	7/11/2012	<a href="#">D212171110</a>	0000000	0000000
BALLOUN JENNIFER;BALLOUN LUCAS J	11/30/2001	00153130000228	0015313	0000228
BALLOUN MICHAEL;BALLOUN PATRICIA	9/25/1992	00107890000690	0010789	0000690
BESEDA LISA;BESEDA RICHARD II	2/24/1987	00088610000594	0008861	0000594
HOMEMAKER HOMES INC	7/11/1986	00086100000760	0008610	0000760
KNIGHT GILBERT;KNIGHT JUDETTE M	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 <sup>+</sup>
2025	\$246,000	\$50,000	\$296,000	\$296,000
2024	\$265,000	\$50,000	\$315,000	\$294,688
2023	\$305,619	\$50,000	\$355,619	\$267,898
2022	\$269,691	\$50,000	\$319,691	\$243,544
2021	\$208,523	\$25,000	\$233,523	\$221,404
2020	\$189,789	\$25,000	\$214,789	\$201,276

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.