



Address: [1706 OCHO RIOS CT](#)
City: ARLINGTON
Georeference: 16305-3-22
Subdivision: GREENS FIELD ADDITION
Neighborhood Code: 1X1100

Latitude: 32.7609282936
Longitude: -97.121694897
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 22

Jurisdictions:

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

State Code: A

Year Built: 1978

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$303,588

Protest Deadline Date: 5/24/2024

Site Number: 01131613

Site Name: GREENS FIELD ADDITION-3-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,837

Percent Complete: 100%

Land Sqft^{*}: 8,050

Land Acres^{*}: 0.1848

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:

KINSLEY KENNETH W
KINSLEY MARY A

Primary Owner Address:

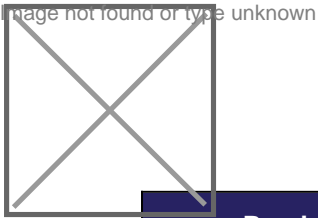
1706 OCHO RIOS CT
ARLINGTON, TX 76012

Deed Date: 7/12/2017

Deed Volume:

Deed Page:

Instrument: [D217158913](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN VIRGINIA	12/19/1998	000000000000000	0000000	0000000
BROWN H L;BROWN VIRGINIA	12/31/1900	00067460001476	0006746	0001476

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	\$193,000	\$50,000	\$243,000	\$243,000
2024	\$253,588	\$50,000	\$303,588	\$290,675
2023	\$283,026	\$50,000	\$333,026	\$264,250
2022	\$249,918	\$50,000	\$299,918	\$240,227
2021	\$193,388	\$25,000	\$218,388	\$218,388
2020	\$176,127	\$25,000	\$201,127	\$201,127

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.