



**Address:** [1704 OCHO RIOS CT](#)  
**City:** ARLINGTON  
**Georeference:** 16305-3-23  
**Subdivision:** GREENS FIELD ADDITION  
**Neighborhood Code:** 1X1100

**Latitude:** 32.7607359943  
**Longitude:** -97.1217103837  
**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 23

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

**Site Number:** 01131621  
**Site Name:** GREENS FIELD ADDITION-3-23  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,841  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,650  
**Land Acres<sup>\*</sup>:** 0.1756  
**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:**  
WARD TRUST  
**Primary Owner Address:**  
1704 OCHO RIOS CT  
ARLINGTON, TX 76012

**Deed Date:** 3/9/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215052074](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARD KELLY S;WARD SUSAN C	1/10/1994	00114100002149	0011410	0002149
MEHTA MADAN;MEHTA SUREKHA	8/12/1986	00086480001547	0008648	0001547
STANLEY BENJAMIN F	1/1/1982	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	\$253,569	\$50,000	\$303,569	\$303,569
2024	\$253,569	\$50,000	\$303,569	\$303,569
2023	\$283,040	\$50,000	\$333,040	\$333,040
2022	\$249,891	\$50,000	\$299,891	\$299,891
2021	\$193,292	\$25,000	\$218,292	\$218,292
2020	\$176,008	\$25,000	\$201,008	\$201,008

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

There are no exemptions for this property

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.