



Address: [1709 OCHO RIOS CT](#)
City: ARLINGTON
Georeference: 16305-3-30
Subdivision: GREENS FIELD ADDITION
Neighborhood Code: 1X1100

Latitude: 32.7611152272
Longitude: -97.1211603122
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 30

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: 01131702
Site Name: GREENS FIELD ADDITION-3-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,895
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:
PATEL BINTA
Primary Owner Address:
4408 SANORA LYNN DR
FLOWER MOUND, TX 75022

Deed Date: 8/26/2016
Deed Volume:
Deed Page:
Instrument: [D216198933](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIVERMAN JERON	9/14/2006	D206290658	0000000	0000000
LYDICK KARL ROBERT EST	3/24/1993	0000000000000000	0000000	0000000
LYDICK CARL ROBERT	12/31/1900	0000000000000000	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 ⁺
2025	\$282,000	\$50,000	\$332,000	\$332,000
2024	\$313,270	\$50,000	\$363,270	\$363,270
2023	\$348,491	\$50,000	\$398,491	\$398,491
2022	\$278,298	\$50,000	\$328,298	\$328,298
2021	\$173,572	\$25,000	\$198,572	\$198,572
2020	\$173,572	\$25,000	\$198,572	\$198,572

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.