



**Address:** [2601 MONTERREY ST](#)  
**City:** ARLINGTON  
**Georeference:** 24680-1-1  
**Subdivision:** MANCHESTER PLACE ADDITION  
**Neighborhood Code:** 1L030J

**Latitude:** 32.7020331716  
**Longitude:** -97.1324711429  
**TAD Map:** 2108-376  
**MAPSCO:** TAR-096B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MANCHESTER PLACE  
ADDITION Block 1 Lot 1

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

**State Code:** A  
**Year Built:** 1970  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 7/12/2024

**Site Number:** 01621971  
**Site Name:** MANCHESTER PLACE ADDITION-1-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,693  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,600  
**Land Acres<sup>\*</sup>:** 0.2203  
**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:**  
TELLIN PETER  
TELLIN KELLY  
**Primary Owner Address:**  
2601 MONTERREY ST  
ARLINGTON, TX 76015

**Deed Date:** 6/22/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223111605](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLINT FRED D JR	12/31/1900	000000000000000	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	\$242,212	\$58,600	\$300,812	\$300,812
2024	\$242,212	\$58,600	\$300,812	\$300,812
2023	\$191,742	\$45,000	\$236,742	\$198,876
2022	\$159,737	\$45,000	\$204,737	\$180,796
2021	\$124,360	\$40,000	\$164,360	\$164,360
2020	\$130,133	\$40,000	\$170,133	\$164,915

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.