



Address: [2609 MONTERREY ST](#)
City: ARLINGTON
Georeference: 24680-1-5
Subdivision: MANCHESTER PLACE ADDITION
Neighborhood Code: 1L030J

Latitude: 32.7011703572
Longitude: -97.1325270157
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 5

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

Notice Sent Date: 4/15/2025

Notice Value: \$316,362

Protest Deadline Date: 5/24/2024

Site Number: 01622021

Site Name: MANCHESTER PLACE ADDITION-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,711

Percent Complete: 100%

Land Sqft^{*}: 9,590

Land Acres^{*}: 0.2201

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:

BUSHMAN MEREDITH AMBER
BUSHMAN JOHN MONTGOMERY IV

Primary Owner Address:

2609 MONTERREY ST
ARLINGTON, TX 76015

Deed Date: 12/29/2017

Deed Volume:

Deed Page:

Instrument: [D218000097](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BETSILL LINDSEY RYAN	1/23/2012	D212020484	0000000	0000000
BRIDGEBILT LLC	10/24/2011	D211260844	0000000	0000000
SECRETARY OF HUD	9/9/2009	D211088286	0000000	0000000
UNIVERSAL MORTGAGE CORP	9/1/2009	D209239588	0000000	0000000
GUEVARA E;GUEVARA GUSTAVO	11/20/2001	00153070000078	0015307	0000078
KLEM LINDA G;KLEM ROBERT G	5/26/1993	00110870001978	0011087	0001978
THORNTON JAMES D	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 ⁺
2025	\$257,772	\$58,590	\$316,362	\$295,809
2024	\$257,772	\$58,590	\$316,362	\$268,917
2023	\$277,856	\$45,000	\$322,856	\$244,470
2022	\$231,517	\$45,000	\$276,517	\$222,245
2021	\$181,427	\$40,000	\$221,427	\$202,041
2020	\$143,674	\$40,000	\$183,674	\$183,674

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.