



**Address:** [2613 MONTERREY CT](#)  
**City:** ARLINGTON  
**Georeference:** 24680-1-7  
**Subdivision:** MANCHESTER PLACE ADDITION  
**Neighborhood Code:** 1L030J

**Latitude:** 32.7008614  
**Longitude:** -97.1324789756  
**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 7

**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:** 5/24/2024

**Site Number:** 01622056

**Site Name:** MANCHESTER PLACE ADDITION-1-7

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,680

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,386

**Land Acres<sup>\*</sup>:** 0.1006

**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:**

ANDDERSON AUSTIN CHASE  
HENSLEY BRANDY NICOLE

**Primary Owner Address:**

2613 MONTERREY CT  
ARLINGTON, TX 76015

**Deed Date:** 3/13/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219050968](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HENSLEY CHRISTOPHER;HENSLEY SHER	8/19/2011	<a href="#">D211203081</a>	0000000	0000000
SHAW CECIL S;SHAW DARLIA N	7/9/1986	00086070002219	0008607	0002219
RUTH G HIPPS	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	\$147,912	\$35,088	\$183,000	\$183,000
2024	\$164,912	\$35,088	\$200,000	\$200,000
2023	\$190,229	\$45,000	\$235,229	\$198,080
2022	\$158,631	\$45,000	\$203,631	\$180,073
2021	\$123,703	\$40,000	\$163,703	\$163,703
2020	\$129,659	\$40,000	\$169,659	\$169,659

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.