



Address: [2715 MONTERREY ST](#)
City: ARLINGTON
Georeference: 24680-1-17
Subdivision: MANCHESTER PLACE ADDITION
Neighborhood Code: 1L030J

Latitude: 32.6996923084
Longitude: -97.1336606974
TAD Map: 2108-372
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 17

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: \$225,482
Protest Deadline Date: 5/24/2024

Site Number: 01622153
Site Name: MANCHESTER PLACE ADDITION-1-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,622
Percent Complete: 100%
Land Sqft^{*}: 11,520
Land Acres^{*}: 0.2644
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:
THOMPSON RYAN SCOTT
THOMPSON ROSA ANGELA
Primary Owner Address:
2715 MONTERREY ST
ARLINGTON, TX 76015

Deed Date: 11/1/2016
Deed Volume:
Deed Page:
Instrument: ML12202015

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESCUADRA ROSA;THOMPSON RYAN	10/31/2016	D216256974		
KOCHER JENNIFER A;KOCHER KEVIN A	9/18/2008	D208368283	0000000	0000000
WAITS BRIAN;WAITS CANDACE	2/3/2005	D205034153	0000000	0000000
SECRETARY OF HOUSING & URBAN	8/6/2004	D204308353	0000000	0000000
PRINCIPAL RES MORTGAGE INC	8/3/2004	D204274067	0000000	0000000
MORALES KUO YING;MORALES MANUEL	10/24/2001	00152280000211	0015228	0000211
STOUT CONNIE;STOUT WILLIAM T	8/8/1995	00120700000063	0012070	0000063
HOOD WILLIAM R	6/15/1994	00116380000937	0011638	0000937
JACKSON MARNIE LEE	9/29/1990	00101410001149	0010141	0001149
SPECK JERRY M	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	\$164,962	\$60,520	\$225,482	\$225,482
2024	\$164,962	\$60,520	\$225,482	\$209,023
2023	\$179,933	\$45,000	\$224,933	\$190,021
2022	\$150,062	\$45,000	\$195,062	\$172,746
2021	\$117,042	\$40,000	\$157,042	\$157,042
2020	\$122,700	\$40,000	\$162,700	\$162,700

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)

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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.