



Address: [1713 PRINCETON DR](#)
City: ARLINGTON
Georeference: 24680-4-18
Subdivision: MANCHESTER PLACE ADDITION
Neighborhood Code: 1L030J

Latitude: 32.7020816689
Longitude: -97.1343523783
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 4 Lot 18

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- ARLINGTON ISD (901)

State Code: A

Year Built: 1971

Personal Property Account: N/A

Agent: PEYCO SOUTHWEST REALTY INC (00506)

Protest Deadline Date: 5/24/2024

Site Number: 01622625
Site Name: MANCHESTER PLACE ADDITION-4-18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,576
Percent Complete: 100%
Land Sqft^{*}: 8,120
Land Acres^{*}: 0.1864
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:
CUSHMAN KAREN SUE GUTHRIE
Primary Owner Address:
804 MOORE RD
MANSFIELD, TX 76063-4868

Deed Date: 12/1/1998
Deed Volume: 0013542
Deed Page: 0000397
Instrument: 00135420000397

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUTHRIE BREE KRISTEN	7/1/1992	00106950001110	0010695	0001110
GUTHRIE KAREN SUE	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	\$135,473	\$57,120	\$192,593	\$192,593
2024	\$150,880	\$57,120	\$208,000	\$208,000
2023	\$158,000	\$45,000	\$203,000	\$203,000
2022	\$138,000	\$45,000	\$183,000	\$183,000
2021	\$109,311	\$40,000	\$149,311	\$149,311
2020	\$109,311	\$40,000	\$149,311	\$149,311

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.