



Address: [1709 PRINCETON DR](#)
City: ARLINGTON
Georeference: 24680-4-20
Subdivision: MANCHESTER PLACE ADDITION
Neighborhood Code: 1L030J

Latitude: 32.702076162
Longitude: -97.1338972841
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 20

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: None

Protest Deadline Date: 5/24/2024

Site Number: 01622641

Site Name: MANCHESTER PLACE ADDITION-4-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,650

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:

GRESENS HANNAH N
GRESENS CHRISTOPHER T II

Primary Owner Address:

1709 PRINCETON DR
ARLINGTON, TX 76015

Deed Date: 2/21/2020

Deed Volume:

Deed Page:

Instrument: [D220043702](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASTERLIN KRISTINA KAY	1/3/2003	00162910000380	0016291	0000380
CASTERLIN KEITH S;CASTERLIN KRISTI	1/31/1996	00122500001464	0012250	0001464
WORLEY KELLY RENEE;WORLEY TODD W	12/29/1994	00118420000502	0011842	0000502

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	\$177,880	\$57,120	\$235,000	\$235,000
2024	\$177,880	\$57,120	\$235,000	\$235,000
2023	\$220,000	\$45,000	\$265,000	\$220,000
2022	\$155,000	\$45,000	\$200,000	\$200,000
2021	\$148,500	\$40,000	\$188,500	\$188,500
2020	\$125,240	\$40,000	\$165,240	\$164,434

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.