



**Address:** [1706 PRINCETON DR](#)  
**City:** ARLINGTON  
**Georeference:** 24680-5-4  
**Subdivision:** MANCHESTER PLACE ADDITION  
**Neighborhood Code:** 1L030J

**Latitude:** 32.7015583599  
**Longitude:** -97.133669955  
**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 5 Lot 4

**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:** 01622730

**Site Name:** MANCHESTER PLACE ADDITION-5-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,571

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,451

**Land Acres<sup>\*</sup>:** 0.2628

**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:**

1706 PRINCETON LLC

**Primary Owner Address:**

820 TENNIS VIEW CT  
FORT WORTH, TX 76120

**Deed Date:** 4/22/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225076350](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
1706 PRINCETON LLC;WALKER MICHAEL BAILEY	4/21/2025	<a href="#">D225076349</a>		
BOWEN MARY ANNE;WALKER MICHAEL BAILEY	4/21/2025	<a href="#">D225076348</a>		
WALKER BURLEY EST JR	3/10/1998	000000000000000	0000000	0000000
WALKER BURLEY EST SR	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	\$161,995	\$60,451	\$222,446	\$222,446
2024	\$161,995	\$60,451	\$222,446	\$222,446
2023	\$176,664	\$45,000	\$221,664	\$187,206
2022	\$147,228	\$45,000	\$192,228	\$170,187
2021	\$114,715	\$40,000	\$154,715	\$154,715
2020	\$119,191	\$40,000	\$159,191	\$158,958

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.