



Address: [1603 MONTCLAIR ST](#)
City: ARLINGTON
Georeference: 26430-1-1
Subdivision: MONTERREY ADDITION
Neighborhood Code: 1L030H

Latitude: 32.7063346657
Longitude: -97.1325110626
TAD Map: 2108-376
MAPSCO: TAR-082X



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MONTERREY ADDITION Block
1 Lot 1

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

State Code: A
Year Built: 1969
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$199,626
Protest Deadline Date: 5/24/2024

Site Number: 01796003
Site Name: MONTERREY ADDITION-1-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,518
Percent Complete: 100%
Land Sqft^{*}: 11,050
Land Acres^{*}: 0.2536
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:
LARA ROSIE
Primary Owner Address:
1603 MONTCLAIR ST
ARLINGTON, TX 76015

Deed Date: 2/5/2025
Deed Volume:
Deed Page:
Instrument: [D225023565](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LARA JAVIER;LARA ROSIE LARA	2/15/2001	00147490000319	0014749	0000319
BLAIR DONNA A;BLAIR DOREEN H	7/21/1995	00120450000828	0012045	0000828
CAGLE RUBY T	10/28/1986	00087300000550	0008730	0000550
BOYD BILL;BOYD MARTHA	12/16/1983	00076950000274	0007695	0000274
DAVID LEE MALONE	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	\$139,576	\$60,050	\$199,626	\$199,626
2024	\$139,576	\$60,050	\$199,626	\$199,626
2023	\$140,847	\$45,000	\$185,847	\$185,847
2022	\$127,629	\$45,000	\$172,629	\$172,629
2021	\$118,896	\$40,000	\$158,896	\$158,896
2020	\$127,680	\$40,000	\$167,680	\$146,717

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.