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Address: [1604 MONTCLAIR ST](#)
City: ARLINGTON
Georeference: 26430-2-2
Subdivision: MONTERREY ADDITION
Neighborhood Code: 1L030H

Latitude: 32.7058673978
Longitude: -97.132516006
TAD Map: 2108-376
MAPSCO: TAR-082X



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

PROPERTY DATA

Legal Description: MONTERREY ADDITION Block
2 Lot 2

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

Protest Deadline Date: 5/24/2024

Site Number: 01796046

Site Name: MONTERREY ADDITION-2-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,410

Percent Complete: 100%

Land Sqft^{*}: 9,350

Land Acres^{*}: 0.2146

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:

RIVERA OSCAR R

Primary Owner Address:

1604 MONTCLAIR ST
ARLINGTON, TX 76015-1311

Deed Date: 4/20/2016

Deed Volume:

Deed Page:

Instrument: [D218050381](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CORTES MARISOL;CORTES OSCAR RIVERA	12/23/2010	D210323169	0000000	0000000
ABERNATHY LILLIE ARTELE	12/31/1900	0000000000000000	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	\$139,498	\$58,350	\$197,848	\$197,848
2024	\$139,498	\$58,350	\$197,848	\$197,848
2023	\$140,754	\$45,000	\$185,754	\$185,754
2022	\$127,925	\$45,000	\$172,925	\$172,925
2021	\$119,463	\$40,000	\$159,463	\$158,200
2020	\$128,104	\$40,000	\$168,104	\$143,818

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.