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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<sup>+++</sup>:** 1,410

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,350

**Land Acres<sup>\*</sup>:** 0.2146

**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:**

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	<a href="#">D210323169</a>	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 <sup>+</sup>
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.