



Address: [2308 LEONARD CT](#)
City: ARLINGTON
Georeference: 26498-6-1
Subdivision: MONTIE'S RANCHETTES SUB
Neighborhood Code: 1L030I

Latitude: 32.6926417789
Longitude: -97.1475877942
TAD Map: 2108-372
MAPSCO: TAR-096E



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

PROPERTY DATA

Legal Description: MONTIE'S RANCHETTES SUB
Block 6 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: 1973

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 01798286

Site Name: MONTIE'S RANCHETTES SUB-6-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,973

Percent Complete: 100%

Land Sqft^{*}: 10,000

Land Acres^{*}: 0.2295

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BENTON MATTHEW S

BENTON JENNIFE

Primary Owner Address:

2308 LEONARD CT
ARLINGTON, TX 76015-2006

Deed Date: 9/23/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205318839](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL HOME LOAN MTG CORP	5/3/2005	D205128346	0000000	0000000
DAWSON ELIZABETH ANN	5/27/2004	D204220397	0000000	0000000
DAWSON JOHN W ETAL ELIZABETH	5/31/2001	00149300000008	0014930	0000008
MILLER MERCEDES;MILLER RICHARD	4/1/1999	00138080000263	0013808	0000263
BANKER'S TRUST CO OF CA	10/6/1998	00138080000262	0013808	0000262
LYNCH FRANCES;LYNCH GARY	10/31/1994	00117840021353	0011784	0021353
ADMINISTRATOR VETERAN AFFAIRS	6/10/1994	00116280001672	0011628	0001672
FARM & HOME SAVINGS ASSN	6/7/1994	00116160001685	0011616	0001685
SCHMIDT JAMES M;SCHMIDT MARY J	7/1/1986	00085960002378	0008596	0002378
KERRY MICHAEL STEPHENSON	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	\$179,244	\$55,000	\$234,244	\$234,244
2024	\$179,244	\$55,000	\$234,244	\$234,244
2023	\$198,971	\$55,000	\$253,971	\$252,436
2022	\$174,487	\$55,000	\$229,487	\$229,487
2021	\$191,629	\$20,000	\$211,629	\$211,629
2020	\$189,000	\$20,000	\$209,000	\$196,482

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)

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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.