



**Address:** [1413 COLLEGE ST](#)  
**City:** ARLINGTON  
**Georeference:** 31650-9-13  
**Subdivision:** PARK ROW ADDITION  
**Neighborhood Code:** 1C010M

**Latitude:** 32.7219472773  
**Longitude:** -97.111991607  
**TAD Map:** 2114-384  
**MAPSCO:** TAR-083N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARK ROW ADDITION Block 9  
Lot 13

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

**State Code:** A  
**Year Built:** 1951  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02133598  
**Site Name:** PARK ROW ADDITION-9-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 861  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,750  
**Land Acres<sup>\*</sup>:** 0.1549  
**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:**  
MONTTOYA BENIGNO  
MONTTOYA GLORIA  
**Primary Owner Address:**  
1413 COLLEGE ST  
ARLINGTON, TX 76010-2516

**Deed Date:** 3/1/1989  
**Deed Volume:** 0009530  
**Deed Page:** 0000125  
**Instrument:** 000953000000125

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHANCE FLORA G	7/14/1983	00075570000122	0007557	0000122
HANTSCHE BRYAN LEE	7/1/1983	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	\$142,351	\$27,000	\$169,351	\$169,351
2024	\$142,351	\$27,000	\$169,351	\$169,351
2023	\$125,666	\$40,000	\$165,666	\$165,666
2022	\$117,719	\$20,000	\$137,719	\$106,985
2021	\$102,652	\$20,000	\$122,652	\$97,259
2020	\$99,832	\$20,000	\$119,832	\$88,417

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.