



**Address:** [1517 NATCHES DR](#)  
**City:** ARLINGTON  
**Georeference:** 40510-28-23  
**Subdivision:** STONERIDGE ADDITION  
**Neighborhood Code:** 1S0102

**Latitude:** 32.6948200846  
**Longitude:** -97.0873313464  
**TAD Map:** 2126-372  
**MAPSCO:** TAR-097C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** STONERIDGE ADDITION Block  
28 Lot 23

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1972

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02976560

**Site Name:** STONERIDGE ADDITION-28-23

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,458

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,670

**Land Acres<sup>\*</sup>:** 0.1760

**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:**

CAMPOS ISIDRO MORQUECHO  
HERNANDEZ DARIANA

**Primary Owner Address:**

1517 NATCHES DR  
ARLINGTON, TX 76014

**Deed Date:** 8/5/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221231944](#)

| Previous Owners   | Date       | Instrument                 | Deed Volume | Deed Page |
|---|------------|----------------------------|-------------|-----------|
| ESQUEDA BERTHA;ESQUEDA NANCY N;ESQUEDA RUBEN                      | 12/31/2020 | <a href="#">D221029700</a> |             |           |
| ESQUEDA ANA BERTHA;ESQUEDA NANCY N;ESQUEDA RUBEN;MARTINEZ ENRIQUE | 6/14/2018  | <a href="#">D218132799</a> |             |           |
| OPENDOOR PROPERTY W3 LLC  | 3/21/2018  | <a href="#">D218067796</a> |             |           |
| PRATT CALVIN L JR;PRATT RUBY E EST                                | 11/2/2011  | 000000000000000            | 0000000     | 0000000   |
| PRATT CALVIN L JR;PRATT RUBY E EST                                | 8/8/2003   | <a href="#">D203314492</a> | 0017107     | 0000232   |
| PRATT CALVIN L JR;PRATT RUBY E EST                                | 8/10/2000  | 00144780000107             | 0014478     | 0000107   |
| PRATT CALVIN L JR;PRATT RUBY E EST                                | 3/23/1983  | 00074740000376             | 0007474     | 0000376   |
| RICHARD D WILKINSON   | 3/1/1983   | 000000000000000            | 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 | \$200,970          | \$69,030    | \$270,000    | \$270,000                    |
| 2024 | \$200,970          | \$69,030    | \$270,000    | \$270,000                    |
| 2023 | \$265,559          | \$35,000    | \$300,559    | \$265,714                    |
| 2022 | \$206,558          | \$35,000    | \$241,558    | \$241,558                    |
| 2021 | \$165,146          | \$35,000    | \$200,146    | \$200,146                    |
| 2020 | \$147,705          | \$35,000    | \$182,705    | \$182,705                    |

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.