



**Address:** [2004 MINNIE DR](#)  
**City:** ARLINGTON  
**Georeference:** 19233-1-41  
**Subdivision:** HOWARD, M B ESTATES  
**Neighborhood Code:** A1AO10K6

**Latitude:** 32.7396345613  
**Longitude:** -97.1408665742  
**TAD Map:** 2108-388  
**MAPSCO:** TAR-082F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HOWARD, M B ESTATES Block  
1 Lot 41

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05584337

**Site Name:** HOWARD, M B ESTATES-1-41

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 944

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,850

**Land Acres<sup>\*</sup>:** 0.0883

**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:**

OCHOA JOSE

**Primary Owner Address:**

816 PEACEFUL BROOK DR  
FORT WORTH, TX 76140

**Deed Date:** 12/9/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222285922](#)

| Previous Owners                  | Date       | Instrument                 | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| ABDUHAN CHRISTIAN;APDUHAN JOGINA | 5/18/2016  | <a href="#">D216105841</a> |             |           |
| CERTEZA ALISTER                  | 2/19/2003  | 00164380000290             | 0016438     | 0000290   |
| MACE GINA D                      | 11/8/1996  | 00125830001649             | 0012583     | 0001649   |
| ARNOLD CRYSTAL D                 | 10/12/1993 | 00112830002015             | 0011283     | 0002015   |
| FIRST MADISON BANK FSB           | 3/2/1993   | 00109720000137             | 0010972     | 0000137   |
| SMALLEY STEVEN R                 | 8/4/1986   | 00086370001051             | 0008637     | 0001051   |
| THOMASON BROTHERS INC            | 10/19/1984 | 00079830002124             | 0007983     | 0002124   |
| BAUER PROPERTIES INC             | 1/1/1984   | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$123,186          | \$15,000    | \$138,186    | \$138,186                    |
| 2024 | \$123,186          | \$15,000    | \$138,186    | \$138,186                    |
| 2023 | \$124,204          | \$15,000    | \$139,204    | \$139,204                    |
| 2022 | \$138,759          | \$8,000     | \$146,759    | \$146,759                    |
| 2021 | \$79,838           | \$8,000     | \$87,838     | \$87,838                     |
| 2020 | \$80,482           | \$8,000     | \$88,482     | \$88,482                     |

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

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.