



Address: [202 MENTOR DR](#)
City: ARLINGTON
Georeference: 20782P-4-25
Subdivision: HUNTER TRAIL ADDITION
Neighborhood Code: 1S020A

Latitude: 32.6381247019
Longitude: -97.1141408886
TAD Map: 2114-352
MAPSCO: TAR-110H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HUNTER TRAIL ADDITION
Block 4 Lot 25

Jurisdictions:

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

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$452,495

Protest Deadline Date: 5/24/2024

Site Number: 06947700

Site Name: HUNTER TRAIL ADDITION-4-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,380

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1649

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:

CHARNIA RIZWAN
RIZWAN ROZBINA

Primary Owner Address:

202 MENTOR DR
ARLINGTON, TX 76002

Deed Date: 4/26/2024

Deed Volume:

Deed Page:

Instrument: [D224072451](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH ANTHONY J	2/27/2015	D215042021		
LAWRENCE LESLEE;LAWRENCE VALERIE	9/19/2006	D206296560	0000000	0000000
STEPHENS GREGORY J;STEPHENS LAURA	6/19/1998	00132860000228	0013286	0000228
KAUFMAN & BROAD OF TEXAS LTD	4/22/1997	00127460000298	0012746	0000298
HUNTER TRAIL JV	1/1/1996	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	\$387,812	\$64,683	\$452,495	\$452,495
2024	\$387,812	\$64,683	\$452,495	\$402,625
2023	\$404,548	\$55,000	\$459,548	\$366,023
2022	\$277,748	\$55,000	\$332,748	\$332,748
2021	\$296,265	\$55,000	\$351,265	\$322,100
2020	\$258,238	\$55,000	\$313,238	\$292,818

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.