



Address: [302 KISSIMMEE DR](#)
City: ARLINGTON
Georeference: 20782P-10-2
Subdivision: HUNTER TRAIL ADDITION
Neighborhood Code: 1S020A

Latitude: 32.634281811
Longitude: -97.1104910686
TAD Map: 2120-352
MAPSCO: TAR-111J



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 10 Lot 2

Jurisdictions:

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

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$406,845

Protest Deadline Date: 5/24/2024

Site Number: 07043805

Site Name: HUNTER TRAIL ADDITION-10-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,092

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1649

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

PHIPPS JAME
PHIPPS KIMBERLY

Primary Owner Address:

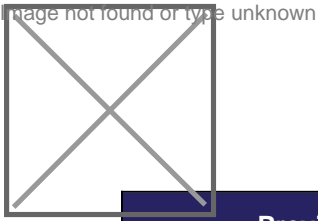
302 KISSIMMEE DR
ARLINGTON, TX 76002-5462

Deed Date: 6/23/1999

Deed Volume: 0013890

Deed Page: 0000118

Instrument: 00138900000118



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KAUFMAN & BROAD OF TEXAS LTD	9/9/1997	00129040000212	0012904	0000212
HUNTER TRAIL JV	1/1/1997	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 ⁺
2025	\$342,162	\$64,683	\$406,845	\$406,845
2024	\$342,162	\$64,683	\$406,845	\$390,712
2023	\$357,677	\$55,000	\$412,677	\$355,193
2022	\$288,473	\$55,000	\$343,473	\$322,903
2021	\$261,912	\$55,000	\$316,912	\$293,548
2020	\$226,655	\$55,000	\$281,655	\$266,862

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.