



Address: [304 KISSIMMEE DR](#)
City: ARLINGTON
Georeference: 20782P-10-3
Subdivision: HUNTER TRAIL ADDITION
Neighborhood Code: 1S020A

Latitude: 32.6342859625
Longitude: -97.110304469
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 3

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 07043813

Site Name: HUNTER TRAIL ADDITION-10-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,603

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:

HINZE RANDY R

HINZE DONNA J

Primary Owner Address:

304 KISSIMMEE DR
ARLINGTON, TX 76002-5462

Deed Date: 7/13/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205204858](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SLINDEE STEPHEN E	2/25/1999	00137000000340	0013700	0000340
KAUFMAN & BROAD OF TEXAS LTD	9/9/1997	00129040000212	0012904	0000212
HUNTER TRAIL JV	1/1/1997	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	\$256,007	\$64,683	\$320,690	\$320,690
2024	\$256,007	\$64,683	\$320,690	\$320,690
2023	\$306,388	\$55,000	\$361,388	\$316,088
2022	\$248,856	\$55,000	\$303,856	\$287,353
2021	\$226,109	\$55,000	\$281,109	\$261,230
2020	\$195,908	\$55,000	\$250,908	\$237,482

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

- 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.