



**Address:** [301 KISSIMMEE DR](#)  
**City:** ARLINGTON  
**Georeference:** 20782P-11-1  
**Subdivision:** HUNTER TRAIL ADDITION  
**Neighborhood Code:** 1S020A

**Latitude:** 32.6347541767  
**Longitude:** -97.1107050521  
**TAD Map:** 2114-352  
**MAPSCO:** TAR-111J



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

## PROPERTY DATA

**Legal Description:** HUNTER TRAIL ADDITION  
Block 11 Lot 1

**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:** \$364,882

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

**Site Number:** 07044038

**Site Name:** HUNTER TRAIL ADDITION-11-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,249

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,363

**Land Acres<sup>\*</sup>:** 0.1919

**Pool:** Y

<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:**

PEREZ MARIO E

**Primary Owner Address:**

301 KISSIMMEE DR  
ARLINGTON, TX 76002

**Deed Date:** 11/1/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219252241](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PORTER ROY A JR	6/8/2017	<a href="#">D217134360</a>		
WASON DAVID D;WASON VICKI L	5/23/2013	<a href="#">D213134337</a>	0000000	0000000
FRIESENHAHN JACOB;FRIESENHAHN REBECC	7/7/2008	000000000000000	0000000	0000000
FRIESENHAHN J R;FRIESENHAHN R BORDOVSKY	7/8/2007	<a href="#">D207248251</a>	0000000	0000000
LOWE MICHELLE	9/7/2001	000000000000000	0000000	0000000
GARRETT MICHELLE	2/15/2000	000000000000000	0000000	0000000
GARRETT JOHN D;GARRETT MICHELLE	12/28/1998	001359000000051	0013590	0000051
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 <sup>+</sup>
2025	\$289,615	\$75,267	\$364,882	\$364,882
2024	\$289,615	\$75,267	\$364,882	\$360,204
2023	\$301,759	\$55,000	\$356,759	\$327,458
2022	\$242,689	\$55,000	\$297,689	\$297,689
2021	\$221,948	\$55,000	\$276,948	\$274,349
2020	\$194,408	\$55,000	\$249,408	\$249,408

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

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## Tarrant Appraisal District Property Information | PDF

- 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.