



Address: [317 KISSIMMEE DR](#)
City: ARLINGTON
Georeference: 20782P-11-8
Subdivision: HUNTER TRAIL ADDITION
Neighborhood Code: 1S020A

Latitude: 32.6347453468
Longitude: -97.1092427115
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 11 Lot 8

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: \$338,598

Protest Deadline Date: 5/24/2024

Site Number: 07044100

Site Name: HUNTER TRAIL ADDITION-11-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,306

Percent Complete: 100%

Land Sqft^{*}: 7,230

Land Acres^{*}: 0.1659

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:

OLIVARES JESUS
ESPARZA CARLOS ALBERTO
TORRES-OLIVARES GUADALUPE

Primary Owner Address:

317 KISSIMMEE DR
ARLINGTON, TX 76002

Deed Date: 8/19/2014

Deed Volume:

Deed Page:

Instrument: [D214182657](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|-----------|----------------------------|-------------|-----------|
| SPEELMAN MARIA | 6/4/2010 | D210135560 | 0000000 | 0000000 |
| SPEELMAN MARIA | 5/27/2010 | D210130862 | 0000000 | 0000000 |
| HYDE AMY;HYDE RANDY | 5/30/2003 | 00167800000319 | 0016780 | 0000319 |
| WILLOUGHBY RUTH;WILLOUGHBY WAYNE A | 8/16/1999 | 00139940000078 | 0013994 | 0000078 |
| 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 | \$273,528 | \$65,070 | \$338,598 | \$338,598 |
| 2024 | \$273,528 | \$65,070 | \$338,598 | \$328,499 |
| 2023 | \$285,829 | \$55,000 | \$340,829 | \$298,635 |
| 2022 | \$231,034 | \$55,000 | \$286,034 | \$271,486 |
| 2021 | \$210,014 | \$55,000 | \$265,014 | \$246,805 |
| 2020 | \$182,105 | \$55,000 | \$237,105 | \$224,368 |

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.