



**Address:** [600 ROSARITA RD](#)  
**City:** ARLINGTON  
**Georeference:** 23043B-F-1  
**Subdivision:** LA FRONTERA  
**Neighborhood Code:** 1M070F

**Latitude:** 32.6091930425  
**Longitude:** -97.1018918911  
**TAD Map:** 2120-340  
**MAPSCO:** TAR-111X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LA FRONTERA Block F Lot 1

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40492109

**Site Name:** LA FRONTERA-F-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,106

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,173

**Land Acres<sup>\*</sup>:** 0.2794

**Pool:** N

<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:**

MONTAGUE APRIL

**Primary Owner Address:**

600 ROSARITA RD  
ARLINGTON, TX 76002-4206

**Deed Date:** 6/15/2007

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D207218157](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEHAN HOMES LTD	1/1/2004	0000000000000000	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	\$339,000	\$55,000	\$394,000	\$394,000
2024	\$339,000	\$55,000	\$394,000	\$394,000
2023	\$355,000	\$55,000	\$410,000	\$408,124
2022	\$345,000	\$30,000	\$375,000	\$371,022
2021	\$307,293	\$30,000	\$337,293	\$337,293
2020	\$282,623	\$30,000	\$312,623	\$312,623

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.