



Address: [1003 TABASCO TR](#)
City: ARLINGTON
Georeference: 23043D-2-2
Subdivision: LA FRONTERA SOUTH
Neighborhood Code: 1M070F

Latitude: 32.612627908
Longitude: -97.0944907331
TAD Map: 2120-344
MAPSCO: TAR-111U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LA FRONTERA SOUTH Block 2
Lot 2

Jurisdictions:

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

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$354,057

Protest Deadline Date: 5/24/2024

Site Number: 40638715

Site Name: LA FRONTERA SOUTH-2-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,245

Percent Complete: 100%

Land Sqft^{*}: 8,459

Land Acres^{*}: 0.1941

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:

MONTPELIER ASSETS LLC

Primary Owner Address:

401 CONGRESS AVE 33RD FLOOR
AUSTIN, TX 78701

Deed Date: 10/30/2024

Deed Volume:

Deed Page:

Instrument: [D224196109](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALTO ASSET COMPANY 2 LLC	2/11/2020	D220061325		
SRMZ 4 ASSET COMPANY 2 LLC	11/25/2019	D219277519		
SRMZ 4 ASSET COMPANY 1 LLC	10/2/2019	D219227674		
EPH 2 ASSETS LLC	9/4/2018	D218220674		
CHRISTIANSON;CHRISTIANSON JEFFREY C	7/14/2011	D211170367	0000000	0000000
MAREK MATTHEW;MAREK VANESSA	6/30/2006	D206209092	0000000	0000000
PULTE HOMES OF TEXAS LP	1/1/2004	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	\$299,057	\$55,000	\$354,057	\$354,057
2024	\$299,057	\$55,000	\$354,057	\$354,057
2023	\$295,000	\$55,000	\$350,000	\$350,000
2022	\$255,000	\$30,000	\$285,000	\$285,000
2021	\$215,765	\$30,000	\$245,765	\$245,765
2020	\$215,765	\$30,000	\$245,765	\$245,765

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

There are no exemptions for this property

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.