



**Address:** [617 BENEDICT LN](#)  
**City:** ARLINGTON  
**Georeference:** 7789-13-15  
**Subdivision:** COLONIAL ESTATES  
**Neighborhood Code:** 1S0201

**Latitude:** 32.6437801678  
**Longitude:** -97.1030252706  
**TAD Map:**  
**MAPSCO:**



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

## PROPERTY DATA

**Legal Description:** COLONIAL ESTATES Block 13  
Lot 15 50% UNDIVIDED INTEREST

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

**Site Number:** 00577677

**Site Name:** COLONIAL ESTATES Block 13 Lot 15 50% UNDIVIDED INTEREST

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

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 1,042

**State Code:** A

**Percent Complete:** 100%

**Year Built:** 1984

**Land Sqft<sup>\*</sup>:** 8,238

**Personal Property Account:** N/A

**Land Acres<sup>\*</sup>:** 0.1891

**Agent:** None

**Pool:** N

**Protest Deadline Date:**

5/15/2025

<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

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**Current Owner:**

QUIROZ JOSE F LOPEZ

**Primary Owner Address:**

617 BENEDICT LN  
ARLINGTON, TX 76002-2827

**Deed Date:** 1/1/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D501127447](#)

## VALUES

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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	\$0	\$0	\$0	\$0
2024	\$82,785	\$37,071	\$119,856	\$98,303
0	\$0	\$0	\$0	\$0

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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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.