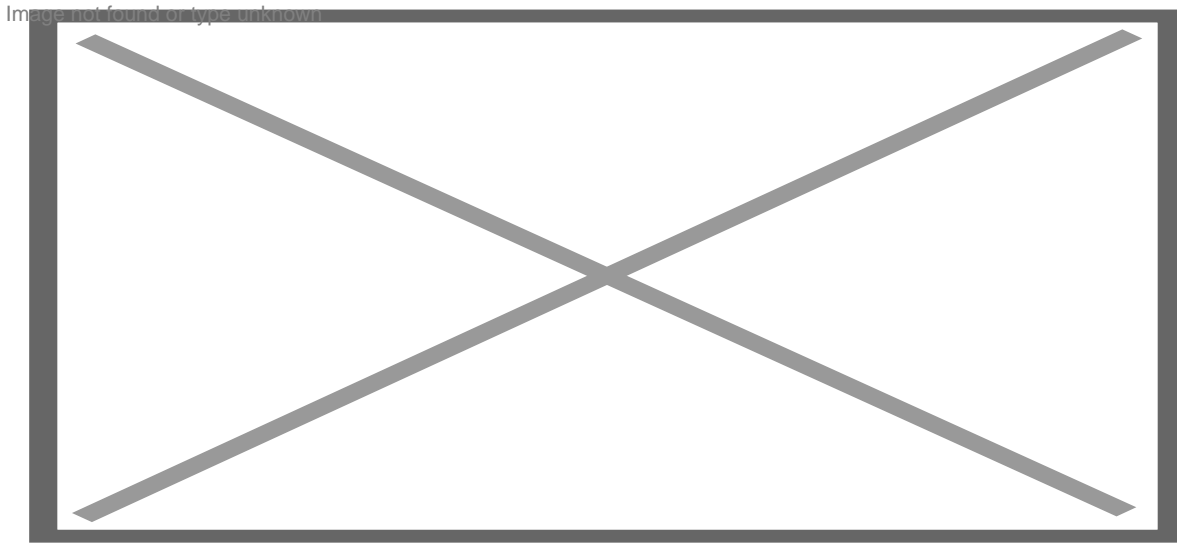




Address: [1607 CAMELLIA DR](#)
City: ARLINGTON
Georeference: 27690-4-9
Subdivision: MC KNIGHT MANOR ADDITION
Neighborhood Code: 1C210B

Latitude: 32.718252323
Longitude: -97.1328765581
TAD Map: 2108-380
MAPSCO: TAR-082T



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

PROPERTY DATA

Legal Description: MC KNIGHT MANOR ADDITION
Block 4 Lot 9

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- ARLINGTON ISD (901)

State Code: A

Year Built: 1956

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01858009

Site Name: MC KNIGHT MANOR ADDITION-4-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,566

Percent Complete: 100%

Land Sqft^{*}: 8,400

Land Acres^{*}: 0.1928

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:
TURNBOW CALEB RYAN
Primary Owner Address:
1607 CAMELLIA DR
ARLINGTON, TX 76013

Deed Date: 11/21/2023
Deed Volume:
Deed Page:
Instrument: [D223215024](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUKES JUDY LA VAUGH	4/9/2021	D217218738		
RATLIFF MELBA F EST	8/16/2003	00000000000000	0000000	0000000
RATLIFF JOHN H EST;RATLIFF MELBA F	7/23/1992	00107220000402	0010722	0000402
FOWLER BRENDA;FOWLER SHERMAN	7/18/1990	00099920001719	0009992	0001719
ROACH WILSON R	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$100,000	\$50,000	\$150,000	\$150,000
2023	\$100,000	\$50,000	\$150,000	\$150,000
2022	\$92,359	\$37,641	\$130,000	\$130,000
2021	\$85,000	\$40,000	\$125,000	\$125,000
2020	\$80,172	\$40,000	\$120,172	\$120,172

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.