



**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<sup>+++</sup>:** 1,566

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,400

**Land Acres<sup>\*</sup>:** 0.1928

**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:**  
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	<a href="#">D217218738</a>		
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 <sup>+</sup>
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.