



Address: [1714 CHERYL LN](#)
City: ARLINGTON
Georeference: 27700-1-4
Subdivision: MC KNIGHT MANOR WEST ADDITION
Neighborhood Code: 1C210B

Latitude: 32.7173393202
Longitude: -97.1352216478
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 WEST ADDITION Block 1 Lot 4

Jurisdictions:

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

State Code: A

Year Built: 1966

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/15/2025

Site Number: 01859188

Site Name: MC KNIGHT MANOR WEST ADDITION-1-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,917

Percent Complete: 100%

Land Sqft^{*}: 9,639

Land Acres^{*}: 0.2212

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:

AVILA SALVADOR
AVILA-DROST KATELIN

Primary Owner Address:

1714 CHERYL LN
ARLINGTON, TX 76013

Deed Date: 1/27/2021

Deed Volume:

Deed Page:

Instrument: [D221026113](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KINNEY JAMES R;KINNEY SHERRY J	6/10/2016	D216127911		
THOMPSON DAVID EST	8/25/2008	D208343845	0000000	0000000
CROWELL ARRYN;CROWELL COREY	5/4/2006	D206137734	0000000	0000000
FORTSON JIM W;FORTSON TRACEY	7/31/2003	D203284976	0017026	0000026
RAY LANA K;RAY MICHAEL A	9/21/1993	00112520000264	0011252	0000264
YOUNG WAYMON 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	\$174,793	\$50,000	\$224,793	\$224,793
2023	\$174,989	\$50,000	\$224,989	\$211,650
2022	\$152,409	\$40,000	\$192,409	\$192,409
2021	\$136,725	\$40,000	\$176,725	\$176,725
2020	\$162,250	\$40,000	\$202,250	\$202,250

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.