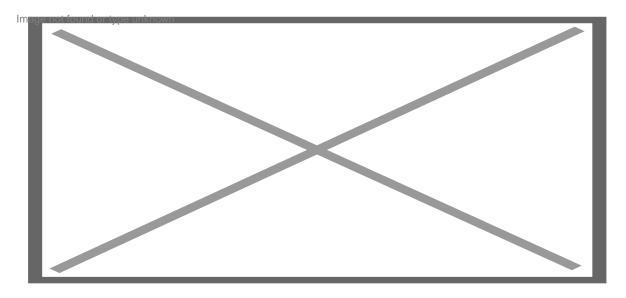


Tarrant Appraisal District Property Information | PDF Account Number: 01859188

Address: <u>1714 CHERYL LN</u>

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



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	000000	0000000
CROWELL ARRYN;CROWELL COREY	5/4/2006	D206137734	0000000	0000000
FORTSON JIM W;FORTSON TRACEY	7/31/2003	<u>D203284976</u>	0017026	0000026
RAY LANA K;RAY MICHAEL A	9/21/1993	00112520000264	0011252	0000264
YOUNG WAYMON R	12/31/1900	000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

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.