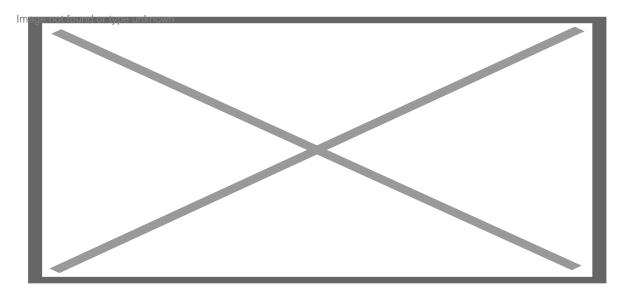


# Tarrant Appraisal District Property Information | PDF Account Number: 01859188

### 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<sup>+++</sup>: 1,917 Percent Complete: 100% Land Sqft<sup>\*</sup>: 9,639 Land Acres<sup>\*</sup>: 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.