



Address: [2020 CHANNING PARK DR](#)
City: ARLINGTON
Georeference: 24743-1-2
Subdivision: MANORS OF CHANNING PARK, THE
Neighborhood Code: 1C200D

Latitude: 32.7329743966
Longitude: -97.1404849338
TAD Map: 2108-388
MAPSCO: TAR-082K



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

PROPERTY DATA

Legal Description: MANORS OF CHANNING PARK,
THE Block 1 Lot 2

Jurisdictions:

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

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06968996

Site Name: MANORS OF CHANNING PARK, THE-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,893

Percent Complete: 100%

Land Sqft^{*}: 12,283

Land Acres^{*}: 0.2820

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:
CAIN BARBARA

Deed Date: 5/22/2022

Deed Volume:

Primary Owner Address:
2020 CHANNING PARK DR
ARLINGTON, TX 76013-6525

Deed Page:

Instrument: 142-22-098105

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAIN BARBARA;CAIN DAVID ALAN EST	12/18/2002	00162340000095	0016234	0000095
CONKLE DEVELOPMENT CORP	1/1/1996	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	\$414,807	\$101,704	\$516,511	\$490,519
2023	\$416,806	\$65,000	\$481,806	\$445,926
2022	\$360,461	\$65,000	\$425,461	\$405,387
2021	\$338,367	\$65,000	\$403,367	\$368,534
2020	\$270,031	\$65,000	\$335,031	\$335,031

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.