



Address: [2004 CHANNING PARK DR](#)
City: ARLINGTON
Georeference: 24743-2-12
Subdivision: MANORS OF CHANNING PARK, THE
Neighborhood Code: 1C200D

Latitude: 32.7326229267
Longitude: -97.1395545366
TAD Map: 2108-384
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 2 Lot 12

Jurisdictions:

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

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06969151

Site Name: MANORS OF CHANNING PARK, THE-2-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,478

Percent Complete: 100%

Land Sqft^{*}: 8,973

Land Acres^{*}: 0.2060

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:

REEDER JAMES H
REEDER GLENDA F

Primary Owner Address:

2004 CHANNING PARK DR
ARLINGTON, TX 76013-6522

Deed Date: 8/4/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205232570](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------|----------|----------------|-------------|-----------|
| 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 | \$360,977 | \$81,840 | \$442,817 | \$436,648 |
| 2023 | \$362,699 | \$65,000 | \$427,699 | \$396,953 |
| 2022 | \$313,002 | \$65,000 | \$378,002 | \$360,866 |
| 2021 | \$293,493 | \$65,000 | \$358,493 | \$328,060 |
| 2020 | \$233,236 | \$65,000 | \$298,236 | \$298,236 |

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.