

## Tarrant Appraisal District Property Information | PDF Account Number: 06969178

# Address: 2002 CHANNING PARK DR

City: ARLINGTON Georeference: 24743-2-13 Subdivision: MANORS OF CHANNING PARK, THE Neighborhood Code: 1C200D Latitude: 32.7324148343 Longitude: -97.1393937501 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 13

#### Jurisdictions:

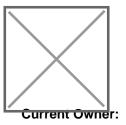
CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) ARLINGTON ISD (901) State Code: A Year Built: 2002

Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 06969178 Site Name: MANORS OF CHANNING PARK, THE-2-13 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,488 Percent Complete: 100% Land Sqft<sup>\*</sup>: 7,230 Land Acres<sup>\*</sup>: 0.1660 Pool: N

#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**



**Tarrant Appraisal District** Property Information | PDF

MORRIS CAROL J

**Primary Owner Address:** 2002 CHANNING PARK DR ARLINGTON, TX 76013

Deed Date: 5/19/2023 **Deed Volume: Deed Page:** Instrument: D223087494

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DARNALL SYLVIA; DARNALL THOMAS M	9/30/2005	D205294009	000000	0000000
CHI LAP YAN ALLAN	3/4/2003	00164940000366	0016494	0000366
CONKLE DEVELOPMENT CORP	1/1/1996	000000000000000000000000000000000000000	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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$359,205	\$71,386	\$430,591	\$430,591
2023	\$360,931	\$65,000	\$425,931	\$395,287
2022	\$323,081	\$65,000	\$388,081	\$359,352
2021	\$302,265	\$65,000	\$367,265	\$326,684
2020	\$231,985	\$65,000	\$296,985	\$296,985

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.