

# Tarrant Appraisal District Property Information | PDF Account Number: 06969410

## Address: 1917 CHANNING PARK DR

City: ARLINGTON Georeference: 24743-4-6 Subdivision: MANORS OF CHANNING PARK, THE Neighborhood Code: 1C200D Latitude: 32.7327942744 Longitude: -97.1373127499 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 4 Lot 6

#### Jurisdictions:

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

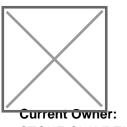
Year Built: 1997 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 06969410 Site Name: MANORS OF CHANNING PARK, THE-4-6 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,071 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,795 Land Acres<sup>\*</sup>: 0.1560 Pool: N

#### +++ Rounded.

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

### **OWNER INFORMATION**





STONE CLAYDELL B

**Primary Owner Address:** 1917 CHANNING PARK DR ARLINGTON, TX 76013 Deed Date: 7/14/2022 Deed Volume: Deed Page: Instrument: 142-22-136014

| Previous Owners                                 | Date       | Instrument                              | Deed<br>Volume | Deed<br>Page |
|---|------------|---|----------------|--------------|
| STONE CLAYDELL B;STONE WILLIAM J EST JR         | 7/29/2016  | D216174031                              |                |              |
| THE SECRETARY OF HOUSING & URBAN<br>DEVELOPMENT | 3/31/2016  | <u>D216065383</u>                       |                |              |
| FIFER HARRY ESTATE JR                           | 9/30/2012  | 000000000000000000000000000000000000000 | 0000000        | 0000000      |
| FIFER HARRY JR                                  | 1/5/2002   | D209235016                              | 0000000        | 0000000      |
| FIFER HARRY JR;FIFER JEAN V                     | 12/23/1997 | 00130290000116                          | 0013029        | 0000116      |
| CONKLE DEVELOPMENT CORP                         | 1/1/1996   | 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. Tarrant County Tax Office Account Information.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0                | \$0         | \$0          | \$0              |
| 2024 | \$321,823          | \$67,954    | \$389,777    | \$389,777        |
| 2023 | \$323,412          | \$65,000    | \$388,412    | \$363,507        |
| 2022 | \$279,157          | \$65,000    | \$344,157    | \$330,461        |
| 2021 | \$261,805          | \$65,000    | \$326,805    | \$300,419        |
| 2020 | \$208,108          | \$65,000    | \$273,108    | \$273,108        |

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.