



**Address:** [1604 JUANITA DR](#)  
**City:** ARLINGTON  
**Georeference:** 27690-7-3  
**Subdivision:** MC KNIGHT MANOR ADDITION  
**Neighborhood Code:** 1C210B

**Latitude:** 32.7161990631  
**Longitude:** -97.1326322852  
**TAD Map:** 2108-380  
**MAPSCO:** TAR-082T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MC KNIGHT MANOR ADDITION  
Block 7 Lot 3

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1956

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$318,728

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01858270

**Site Name:** MC KNIGHT MANOR ADDITION-7-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,092

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,271

**Land Acres<sup>\*</sup>:** 0.1898

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

BLYTHE LEZLIE LANGHAM

**Primary Owner Address:**

1604 JUANITA DR  
ARLINGTON, TX 76013

**Deed Date:** 1/31/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214021404](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRIDGEBILT LLC	5/25/2012	<a href="#">D212126512</a>	0000000	0000000
6616 REALTY HOLDINGS LLC	11/23/2009	<a href="#">D209313051</a>	0000000	0000000
DALLAS METRO HOLDINGS LLC	11/10/2009	<a href="#">D209310276</a>	0000000	0000000
US BANK NATIONAL ASSOCIATION	7/7/2009	<a href="#">D209183183</a>	0000000	0000000
ELLZEY BERNICE;ELLZEY PAUL TEX EST	6/7/2002	00157560000099	0015756	0000099
ELLZEY BEATRICE P	10/9/1994	00000000000000	0000000	0000000
POPICK BEATRICE	3/17/1993	00000000000000	0000000	0000000
POPICK MELVIN H	9/26/1990	00100570001486	0010057	0001486
COFFELT KENNETH M	12/31/1900	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 <sup>+</sup>
2025	\$268,728	\$50,000	\$318,728	\$270,269
2024	\$268,728	\$50,000	\$318,728	\$245,699
2023	\$266,147	\$50,000	\$316,147	\$223,363
2022	\$229,142	\$40,000	\$269,142	\$203,057
2021	\$203,273	\$40,000	\$243,273	\$184,597
2020	\$165,561	\$40,000	\$205,561	\$167,815

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.