



**Address:** [1600 JUANITA DR](#)  
**City:** ARLINGTON  
**Georeference:** 27690-7-5  
**Subdivision:** MC KNIGHT MANOR ADDITION  
**Neighborhood Code:** 1C210B

**Latitude:** 32.7161959164  
**Longitude:** -97.132157017  
**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 5

**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:** \$321,000

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

**Site Number:** 01858297

**Site Name:** MC KNIGHT MANOR ADDITION-7-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,852

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,600

**Land Acres<sup>\*</sup>:** 0.2203

**Pool:** Y

<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:**

BOZAS SEBASTIAN

**Primary Owner Address:**

1600 JUANITA DR  
ARLINGTON, TX 76013-3538

**Deed Date:** 11/1/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207396696](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GASPER TERRY J	2/11/2003	00164150000137	0016415	0000137
BOZAS CANDICE;BOZAS SEBASTIAN	3/23/2000	00142730000397	0014273	0000397
SHADRICK LUCRETIA H	3/5/1999	00137000000088	0013700	0000088
WADE JOHN S;WADE TERESA S	1/8/1992	00104980000166	0010498	0000166
WADE MARTHA ELLIS EXECUTRIX	5/22/1989	00000000000000	0000000	0000000
WADE W E JR	1/31/1984	00077520000406	0007752	0000406
JOHN C MOORE JR	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	\$247,000	\$50,000	\$297,000	\$297,000
2024	\$271,000	\$50,000	\$321,000	\$303,069
2023	\$240,000	\$50,000	\$290,000	\$275,517
2022	\$215,000	\$40,000	\$255,000	\$250,470
2021	\$195,745	\$40,000	\$235,745	\$227,700
2020	\$167,000	\$40,000	\$207,000	\$207,000

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.