



**Address:** [1604 W LOVERS LN](#)  
**City:** ARLINGTON  
**Georeference:** 27690-8-3  
**Subdivision:** MC KNIGHT MANOR ADDITION  
**Neighborhood Code:** 1C210B

**Latitude:** 32.7153822673  
**Longitude:** -97.1326220629  
**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 8 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:** 1959

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01858386

**Site Name:** MC KNIGHT MANOR ADDITION-8-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,030

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,240

**Land Acres<sup>\*</sup>:** 0.2121

**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:**

PHAN CELINE LE

PHAN KEVIN

**Primary Owner Address:**

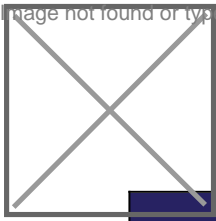
1604 W LOVERS LN  
ARLINGTON, TX 76013

**Deed Date:** 8/23/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222212208](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUNIZ ASHLEY;MUNIZ THOMAS	8/13/2018	<a href="#">D218179792</a>		
SHEETS SHIRLEY H	12/8/2007	000000000000000	0000000	0000000
SHEETS JOHN E EST	12/31/1900	000000000000000	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	\$269,622	\$50,000	\$319,622	\$319,622
2024	\$269,622	\$50,000	\$319,622	\$319,622
2023	\$267,114	\$50,000	\$317,114	\$317,114
2022	\$230,370	\$40,000	\$270,370	\$250,866
2021	\$204,878	\$40,000	\$244,878	\$228,060
2020	\$167,327	\$40,000	\$207,327	\$207,327

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.