



**Address:** [1701 CAMELLIA DR](#)  
**City:** ARLINGTON  
**Georeference:** 27700-1-13  
**Subdivision:** MC KNIGHT MANOR WEST ADDITION  
**Neighborhood Code:** 1C210B

**Latitude:** 32.7182608869  
**Longitude:** -97.1335569483  
**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 WEST  
ADDITION Block 1 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:** 1966

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$265,486

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

**Site Number:** 01859285

**Site Name:** MC KNIGHT MANOR WEST ADDITION-1-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,475

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,115

**Land Acres<sup>\*</sup>:** 0.2551

**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:**

RIVAS TOMMY  
RIVAS MISTY D

**Primary Owner Address:**

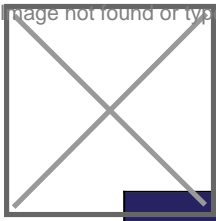
1701 CAMELLIA DR  
ARLINGTON, TX 76013

**Deed Date:** 1/23/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225013466](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEBUS CHARLES	9/13/2020	142-20-165961		
LEBUS BETTYE S PEACOCK EST	2/1/1984	00077320002016	0007732	0002016
CHARLES D PEACOCK	12/31/1900	0000000000000000	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	\$215,486	\$50,000	\$265,486	\$265,486
2024	\$215,486	\$50,000	\$265,486	\$265,486
2023	\$215,690	\$50,000	\$265,690	\$247,853
2022	\$185,321	\$40,000	\$225,321	\$225,321
2021	\$167,693	\$40,000	\$207,693	\$207,693
2020	\$196,072	\$40,000	\$236,072	\$236,072

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.