



Address: [1718 MANCHESTER DR](#)
City: ARLINGTON
Georeference: 30590-2-22
Subdivision: OAK HOLLOW (ARLINGTON)
Neighborhood Code: 1X020K

Latitude: 32.7461447867
Longitude: -97.1363577686
TAD Map: 2108-392
MAPSCO: TAR-082B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OAK HOLLOW (ARLINGTON)
Block 2 Lot 22

Jurisdictions:

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

State Code: A

Year Built: 1968

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 02008386
Site Name: OAK HOLLOW (ARLINGTON)-2-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,717
Percent Complete: 100%
Land Sqft^{*}: 8,752
Land Acres^{*}: 0.2009
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

WELLS JAMES E

Primary Owner Address:

4157 SHADY VALLEY DR
ARLINGTON, TX 76013-2936

Deed Date: 1/18/2004
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D204024614](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLOOKES BECKY;FLOOKES THOMAS	6/22/1984	00078670000790	0007867	0000790
FREDRICH J TRACHIER	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 ⁺
2025	\$91,800	\$70,016	\$161,816	\$161,816
2024	\$123,174	\$70,016	\$193,190	\$193,190
2023	\$133,908	\$70,016	\$203,924	\$203,924
2022	\$147,103	\$40,000	\$187,103	\$187,103
2021	\$131,697	\$17,000	\$148,697	\$148,697
2020	\$131,697	\$17,000	\$148,697	\$148,697

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

There are no exemptions for this property

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.