



LOCATION

Address: [3605 LAKE CHAMPLAIN DR](#)
City: ARLINGTON
Georeference: 12760C-E-15
Subdivision: ENCHANTED LAKE ESTATE
Neighborhood Code: 1L060F

Latitude: 32.6857531881
Longitude: -97.2205309354
TAD Map: 2084-368
MAPSCO: TAR-094J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ENCHANTED LAKE ESTATE
Block E Lot 15 & PART OF COMMON AREA

Jurisdictions:

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

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00855383

Site Name: ENCHANTED LAKE ESTATE-E-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,866

Percent Complete: 100%

Land Sqft^{*}: 12,600

Land Acres^{*}: 0.2892

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:

PEREZ RICHARD
PEREZ CASSANDRA

Primary Owner Address:

3605 LAKE CHAMPLAIN DR
ARLINGTON, TX 76016-3504

Deed Date: 11/23/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204378327](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLEICHER JEFFREY;BLEICHER RUTH	1/3/1985	00080470000420	0008047	0000420
SATAVA GEORGE L;SATAVA LORENE G	12/3/1984	00080470000420	0008047	0000420
BLEICHER JEFFREY;BLEICHER RUTH	6/6/1984	00080470000420	0008047	0000420

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	\$0	\$0	\$0	\$0
2024	\$312,838	\$75,000	\$387,838	\$387,838
2023	\$375,879	\$70,000	\$445,879	\$365,998
2022	\$262,725	\$70,000	\$332,725	\$332,725
2021	\$242,289	\$70,000	\$312,289	\$312,289
2020	\$214,599	\$70,000	\$284,599	\$284,599

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.