



**Address:** [6108 AMICABLE DR](#)  
**City:** ARLINGTON  
**Georeference:** 30675-2A-14R  
**Subdivision:** OAK RIDGE ESTATES (ARLINGTON)  
**Neighborhood Code:** 1L060Y

**Latitude:** 32.6944611198  
**Longitude:** -97.2016388662  
**TAD Map:** 2090-372  
**MAPSCO:** TAR-094C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK RIDGE ESTATES  
(ARLINGTON) Block 2A Lot 14R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$355,927

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

**Site Number:** 02035006

**Site Name:** OAK RIDGE ESTATES (ARLINGTON)-2A-14R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,114

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,100

**Land Acres<sup>\*</sup>:** 0.3925

**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:**

MANESS JIMMY W  
MANESS KAREN R

**Primary Owner Address:**

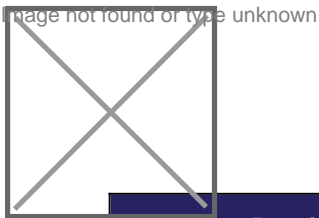
6108 AMICABLE DR  
ARLINGTON, TX 76016-2002

**Deed Date:** 7/13/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205208220](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS KENNETH W	11/8/2002	00161370000212	0016137	0000212
KLUGE RICHARD JR;KLUGE S A EST	7/30/1983	00075570001833	0007557	0001833
RUCKER JOHN D	7/4/1983	00066110000953	0006611	0000953

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	\$284,677	\$71,250	\$355,927	\$355,927
2024	\$284,677	\$71,250	\$355,927	\$338,736
2023	\$295,348	\$73,150	\$368,498	\$307,942
2022	\$242,395	\$73,150	\$315,545	\$279,947
2021	\$181,347	\$73,150	\$254,497	\$254,497
2020	\$182,884	\$73,150	\$256,034	\$256,034

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.