



Address: [6300 TWIN MAPLE CT](#)
City: ARLINGTON
Georeference: 34255-2-18
Subdivision: RIDGECREST ADDITION-ARLINGTON
Neighborhood Code: 1S020H

Latitude: 32.6444225998
Longitude: -97.0939161751
TAD Map: 2120-352
MAPSCO: TAR-111C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGECREST ADDITION-
ARLINGTON Block 2 Lot 18

Jurisdictions:

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

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$273,000

Protest Deadline Date: 5/24/2024

Site Number: 02382377

Site Name: RIDGECREST ADDITION-ARLINGTON-2-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,395

Percent Complete: 100%

Land Sqft^{*}: 7,395

Land Acres^{*}: 0.1697

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:

WASHINGTON RODERICK

Primary Owner Address:

6300 TWIN MAPLE CT
ARLINGTON, TX 76018

Deed Date: 7/31/2017

Deed Volume:

Deed Page:

Instrument: [D217176728](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|-----------|----------------|-------------|-----------|
| HACKATHORN CYNTHIA | 8/27/2001 | 00151060000267 | 0015106 | 0000267 |
| WEBB ERMA JANE;WEBB MALCOLM W | 3/6/1998 | 00131150000132 | 0013115 | 0000132 |
| NICHOLSON DAVID PAUL | 1/5/1989 | 00094830001571 | 0009483 | 0001571 |
| NICHOLSON DAVID;NICHOLSON NANCY | 6/19/1987 | 00089930000178 | 0008993 | 0000178 |
| UNITED HOME FEDERAL | 8/7/1986 | 00086440000684 | 0008644 | 0000684 |
| HOTT & PORTER INC | 1/6/1984 | 00077090001035 | 0007709 | 0001035 |

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 | \$206,445 | \$66,555 | \$273,000 | \$248,952 |
| 2024 | \$206,445 | \$66,555 | \$273,000 | \$226,320 |
| 2023 | \$253,624 | \$35,000 | \$288,624 | \$205,745 |
| 2022 | \$217,444 | \$35,000 | \$252,444 | \$187,041 |
| 2021 | \$135,037 | \$35,000 | \$170,037 | \$170,037 |
| 2020 | \$135,037 | \$35,000 | \$170,037 | \$170,037 |

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.