



Address: [6208 SADDLE RIDGE RD](#)
City: ARLINGTON
Georeference: 38130-1-14
Subdivision: SHADYWOOD SOUTH ESTATES ADDN
Neighborhood Code: 1L060S

Latitude: 32.6856324571
Longitude: -97.2039342581
TAD Map: 2090-368
MAPSCO: TAR-094L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHADYWOOD SOUTH ESTATES ADDN Block 1 Lot 14

Jurisdictions:

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

State Code: A

Year Built: 1976

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$457,778

Protest Deadline Date: 5/24/2024

Site Number: 02731452
Site Name: SHADYWOOD SOUTH ESTATES ADDN-1-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,981
Percent Complete: 100%
Land Sqft^{*}: 28,320
Land Acres^{*}: 0.6501
Pool: Y

+++ Rounded.

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

OWNER INFORMATION

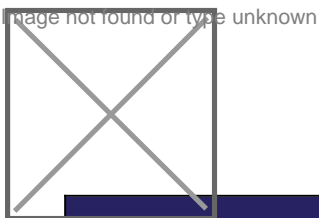
Current Owner:

LAVIGNE ERIK ANTHONY
LAVIGNE SARA RENEE

Primary Owner Address:

6208 SADDLE RIDGE RD
ARLINGTON, TX 76016

Deed Date: 9/5/2024
Deed Volume:
Deed Page:
Instrument: [D224159467](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORRIS LARA;MORRIS SHAWN	7/29/2022	D222190854		
MACDOWELL JAMES III;MACDOWELL JO L	6/29/2005	D205191201	0000000	0000000
GAVIN JUDITH;GAVIN MICHAEL P	3/14/2003	00165080000260	0016508	0000260
HARCROW EARL E;HARCROW JULIE A	8/31/1987	00090580001782	0009058	0001782
GREEN JAMES;GREEN JUDITH	10/2/1986	00087030000628	0008703	0000628
CUNNINGHAM THOMAS A	12/31/1900	00000000000000	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	\$371,333	\$86,445	\$457,778	\$457,778
2024	\$371,333	\$86,445	\$457,778	\$457,778
2023	\$381,882	\$86,445	\$468,327	\$468,327
2022	\$321,085	\$64,912	\$385,997	\$368,117
2021	\$285,894	\$48,758	\$334,652	\$334,652
2020	\$295,880	\$48,758	\$344,638	\$325,746

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.