



Address: [6616 SUNSHINE VALLEY DR](#)
City: ARLINGTON
Georeference: 40960-2-10
Subdivision: SUNSHINE VALLEY
Neighborhood Code: 1L060S

Latitude: 32.6782656399
Longitude: -97.2140946249
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: SUNSHINE VALLEY Block 2 Lot
10 1998 FLEETWOOD 28X56 LB#RAD1054120
CARRIAGE HILL
Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)
State Code: A
Year Built: 1998
Personal Property Account: N/A
Agent: ROBERT OLA COMPANY LLC dba OLA TAX (00955)
Protest Deadline Date: 5/24/2024

Site Number: 03057291
Site Name: SUNSHINE VALLEY-2-10
Site Class: A2 - Residential - Mobile Home
Parcels: 1
Approximate Size⁺⁺⁺: 1,568
Percent Complete: 100%
Land Sqft^{*}: 23,320
Land Acres^{*}: 0.5353
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:
MB & LB ENTERPRISES INC
Primary Owner Address:
3604 LAKE POWELL DR
ARLINGTON, TX 76016

Deed Date: 12/7/2021
Deed Volume:
Deed Page:
Instrument: [D221371596](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BONAKDAR MEHDI	9/18/2014	D214206255		
O'NEAL DORIS J	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	\$13,184	\$59,195	\$72,379	\$72,379
2024	\$17,370	\$59,195	\$76,565	\$76,565
2023	\$15,805	\$59,195	\$75,000	\$75,000
2022	\$1,000	\$57,332	\$58,332	\$58,332
2021	\$1,000	\$19,000	\$20,000	\$20,000
2020	\$1,000	\$19,000	\$20,000	\$20,000

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.