



Address: [6419 ROCK SPRINGS DR](#)
City: ARLINGTON
Georeference: 10965-6-1
Subdivision: EDGEVIEW ADDITION
Neighborhood Code: 1L120E

Latitude: 32.6398543415
Longitude: -97.1748081654
TAD Map: 2096-352
MAPSCO: TAR-109F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDGEVIEW ADDITION Block 6
Lot 1

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KENNE DALE ISD (914)

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$285,755

Protest Deadline Date: 5/24/2024

Site Number: 04787447

Site Name: EDGEVIEW ADDITION-6-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,742

Percent Complete: 100%

Land Sqft^{*}: 8,293

Land Acres^{*}: 0.1903

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:

FRANKLIN FAMILY TRUST

Primary Owner Address:

6419 ROCK SPRINGS DR
ARLINGTON, TX 76001-5127

Deed Date: 3/23/2020

Deed Volume:

Deed Page:

Instrument: [D220070407](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANKLIN CONNIE;FRANKLIN JERRY S	4/23/1987	D187547215	0008935	0002301
NOWLIN SAVINGS ASSN	1/9/1986	00084230000634	0008423	0000634
HOTT E A	1/20/1984	00077220002169	0007722	0002169
E A HORTON INC	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	\$228,462	\$57,293	\$285,755	\$275,197
2024	\$228,462	\$57,293	\$285,755	\$250,179
2023	\$277,853	\$40,000	\$317,853	\$227,435
2022	\$191,996	\$40,000	\$231,996	\$206,759
2021	\$185,901	\$40,000	\$225,901	\$187,963
2020	\$162,794	\$40,000	\$202,794	\$170,875

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.