



Address: [6006 COOL SPRINGS DR](#)
City: ARLINGTON
Georeference: 16244-1-4
Subdivision: GREEN VALLEY ADDITION-ARLINGTON
Neighborhood Code: 1L120E

Latitude: 32.6479941381
Longitude: -97.1743194472
TAD Map: 2096-356
MAPSCO: TAR-109B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: GREEN VALLEY ADDITION-ARLINGTON Block 1 Lot 4

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: 1982

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$244,000

Protest Deadline Date: 5/24/2024

Site Number: 04794184

Site Name: GREEN VALLEY ADDITION-ARLINGTON-1-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,550

Percent Complete: 100%

Land Sqft^{*}: 7,582

Land Acres^{*}: 0.1740

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:

WINX REAL ESTATE LLC

Primary Owner Address:

14800 LANDMARK BLVD STE 190
DALLAS, TX 75254

Deed Date: 2/18/2025

Deed Volume:

Deed Page:

Instrument: [D225027214](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
II HIROMITSU	6/24/2019	D219137298		
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	3/18/2019	D219056962		
TREJO RUBEN	5/17/2006	D206154118	0000000	0000000
KRUEGER GLEN O & NONA LEE	3/31/1998	00131530000446	0013153	0000446
ALLISON THERESA L	7/13/1994	00117030001980	0011703	0001980
ALLISON TERRY;ALLISON THERESA	6/14/1988	00093070000199	0009307	0000199
SECRETARY OF HUD	12/11/1987	00091460000234	0009146	0000234
TEXAS AMERICAN BANK FWT	12/3/1987	00091390000066	0009139	0000066
BAILEY ALAN CARL	5/22/1986	00085550001126	0008555	0001126
PORTER R L	5/1/1986	00085330001012	0008533	0001012
SECY OF HUD	1/22/1986	00084340001775	0008434	0001775
NOWLIN MORTGAGE CO	1/8/1986	00084200001958	0008420	0001958
HOTT & PORTER INC	5/31/1984	00079430001715	0007943	0001715
E A HOTT 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	\$187,418	\$56,582	\$244,000	\$244,000
2024	\$187,418	\$56,582	\$244,000	\$244,000
2023	\$223,239	\$40,000	\$263,239	\$263,239
2022	\$175,800	\$40,000	\$215,800	\$215,800
2021	\$158,778	\$40,000	\$198,778	\$198,778
2020	\$103,500	\$40,000	\$143,500	\$143,500



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.