



Address: [6102 COOL SPRINGS DR](#)
City: ARLINGTON
Georeference: 16244-1-8
Subdivision: GREEN VALLEY ADDITION-ARLINGTON
Neighborhood Code: 1L120E

Latitude: 32.6472408866
Longitude: -97.1743427906
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 8

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: VANGUARD PROPERTY TAX APPEALS (12005)

Protest Deadline Date: 5/24/2024

Site Number: 04794222

Site Name: GREEN VALLEY ADDITION-ARLINGTON-1-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,320

Percent Complete: 100%

Land Sqft^{*}: 6,936

Land Acres^{*}: 0.1592

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SHINSEIKI INC

Primary Owner Address:

5050 QUORUM DR STE 225
DALLAS, TX 75254

Deed Date: 6/28/2023

Deed Volume:

Deed Page:

Instrument: [D223114138](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	1/30/2023	D223016278		
OPENDOOR PROPERTY TRUST 1	5/20/2022	D222133642		
KOZIOLEK PHILIP JAMES EST	3/4/2005	D205069093	0000000	0000000
KOZIOLEK PHILLIP;KOZIOLEK TINA M	11/9/2001	00152580000012	0015258	0000012
NBC INVESTMENTS INC	10/9/1993	00112840002373	0011284	0002373
CAPPS ELIZABETH;CAPPS NATHAN	10/6/1993	00112840002370	0011284	0002370
CAPPS ELIZABETH;CAPPS NATHAN	5/23/1986	00085570000268	0008557	0000268
SECY OF HUD	1/22/1986	00084340001773	0008434	0001773
NOWLIN MORTGAGE CO	1/8/1986	00084200001942	0008420	0001942
HOTT & PORTER INC	5/31/1984	00079430001707	0007943	0001707
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	\$177,801	\$55,488	\$233,289	\$233,289
2024	\$177,801	\$55,488	\$233,289	\$233,289
2023	\$210,000	\$40,000	\$250,000	\$250,000
2022	\$169,087	\$40,000	\$209,087	\$209,087
2021	\$145,138	\$40,000	\$185,138	\$171,004
2020	\$127,381	\$40,000	\$167,381	\$155,458

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.