



**Address:** [6002 MAPLE SPRINGS DR](#)  
**City:** ARLINGTON  
**Georeference:** 16244-2-15  
**Subdivision:** GREEN VALLEY ADDITION-ARLINGTON  
**Neighborhood Code:** 1L120E

**Latitude:** 32.6483669333  
**Longitude:** -97.1733949987  
**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 2 Lot 15

**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:** TEXAS TAX PROTEST (05909)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04794524

**Site Name:** GREEN VALLEY ADDITION-ARLINGTON-2-15

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,545

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,477

**Land Acres<sup>\*</sup>:** 0.1716

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

LAYAN REAL ESTATE LLC

**Primary Owner Address:**

6002 MAPLE SPRINGS DR  
ARLINGTON, TX 76001

**Deed Date:** 10/31/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222260394](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
2 GIRLZ ENT LLC	8/22/2022	<a href="#">D222211315</a>		
BATTEN LINDA S;BATTEN MICHAEL W	2/3/1992	00105290002223	0010529	0002223
KETCHUM REBECCA;KETCHUM TOBY	3/29/1988	00092340000814	0009234	0000814
MORTGAGE GUARANTY INS CORP	10/23/1986	00087260000863	0008726	0000863
NOWLIN SAVINGS ASSN	7/3/1986	00086010000328	0008601	0000328
HOTT E A	6/29/1982	00073180001742	0007318	0001742
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 <sup>+</sup>
2025	\$218,523	\$56,477	\$275,000	\$275,000
2024	\$218,523	\$56,477	\$275,000	\$275,000
2023	\$282,828	\$40,000	\$322,828	\$322,828
2022	\$189,217	\$40,000	\$229,217	\$216,074
2021	\$162,940	\$40,000	\$202,940	\$196,431
2020	\$143,465	\$40,000	\$183,465	\$178,574

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.