



Address: [6204 PATRIOTIC CT](#)
City: ARLINGTON
Georeference: 7789-2-12
Subdivision: COLONIAL ESTATES
Neighborhood Code: 1S0201

Latitude: 32.6442254208
Longitude: -97.1138475337
TAD Map: 2114-352
MAPSCO: TAR-110D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COLONIAL ESTATES Block 2
Lot 12

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$231,190

Protest Deadline Date: 5/24/2024

Site Number: 05147069

Site Name: COLONIAL ESTATES-2-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,024

Percent Complete: 100%

Land Sqft^{*}: 7,285

Land Acres^{*}: 0.1672

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:

LOZADA DINGUI ERICK GABRIEL
GOMEZ JAZMINE SALUD

Primary Owner Address:

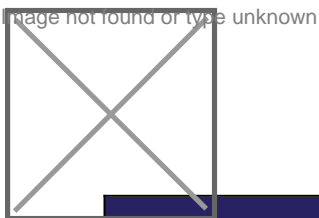
6204 PATRIOTIC CT
ARLINGTON, TX 76002

Deed Date: 12/17/2019

Deed Volume:

Deed Page:

Instrument: [D220001156](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------|------------|----------------------------|-------------|-----------|
| OPENDOOR PROPERTY TRUST I | 8/30/2019 | D219199873 | | |
| CUMMINGS LAWRENCE EDWARD Jr | 11/4/2001 | 01-3231-1 | | |
| CUMMINGS MARJORIE D | 11/23/1993 | 00113390000085 | 0011339 | 0000085 |
| CUMMINGS MARJORIE D EST | 11/23/1993 | 00113390000085 | 0011339 | 0000085 |
| VAN STEENBURG MICHAEL B | 10/15/1985 | 000833900000689 | 0008339 | 0000689 |
| PATRICK H MATTHEWS CO | 6/21/1984 | 000775000000921 | 0007750 | 0000921 |
| C I C DEVELOPMENT INC | 12/31/1900 | 000000000000000 | 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 | \$165,625 | \$65,565 | \$231,190 | \$231,190 |
| 2024 | \$165,625 | \$65,565 | \$231,190 | \$213,201 |
| 2023 | \$189,838 | \$20,000 | \$209,838 | \$193,819 |
| 2022 | \$157,895 | \$20,000 | \$177,895 | \$176,199 |
| 2021 | \$140,181 | \$20,000 | \$160,181 | \$160,181 |
| 2020 | \$129,077 | \$20,000 | \$149,077 | \$149,077 |

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)
- DISABLED VET 50 to 69 PCT 11.22

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.